

Mayor of Providence

Jorge O. Elorza

December 13, 2016

Frank Gardner, *EPA Region 1 Regional Brownfields Contact*
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

RE: FY 2017 EPA Brownfields Assessment Grant, City of Providence, Rhode Island

Dear Mr. Gardner,

On behalf of the City of Providence, enclosed is a proposal for an EPA FY 2017 Community-Wide Brownfields Assessment Grant for hazardous substances (\$200,000) and petroleum (\$100,000). This grant is an important component of our vision for redevelopment of our Target Area, the Woonasquatucket River Corridor. As one of the earliest industrialized areas in the country, the Corridor contains the densest concentration of contaminated and vacant mill sites in the state. Although our project jurisdiction is not located within a county experiencing "persistent poverty" as defined by the EPA, the Corridor is situated at the center of a dense urban Environmental Justice (EJ) community and is home to a concentration of minorities living in poverty who are disproportionately overburdened with existing sources of pollution and environmental contamination.

Returning this area to productive use and generating jobs and economic growth to benefit the surrounding neighborhoods is a priority for the City. Our vision is to transform the contaminated Corridor and River into a walkable, bikeable mixed-use neighborhood providing light industrial jobs, high-density housing, and commercial development.

Fully-achieving this vision will require more resources given the legacy of challenges the City faces. An EPA Brownfields Assessment Grant will enable the City to address legacy environmental issues in the Corridor, and make the redevelopment of this area more attractive and more viable. Though the Corridor has not recovered from industrial decline that began in the 20th century, we have identified opportunities to revive its industrial legacy by building on the growing momentum of the food manufacturing, design manufacturing, and arts sectors. Numerous brownfield redevelopment projects that fit this vision-- including the Steel Yard, the WaterFire Arts Center, and Farm Fresh's Food and Agriculture Campus-- have recently been

completed or are now underway in the Corridor, but there is still much assessment, cleanup and redevelopment work to be done.

The City is committed to acting strategically to invest in long-term success while ensuring that Providence is an attractive place to invest. This grant opportunity will be a key step in helping the City improve investment opportunities and provide regional and statewide access to economic opportunities in an area with a high unemployment rate, large concentrations of poverty, and great possibilities for a better future.

a. **Applicant Identification:** City of Providence, Department of Planning and Development, 444 Westminster Street, Third Floor, Providence, RI 02903

b. **DUNS Number:** 0698537520000

c. **Funding Requested:** i) Grant Type: Assessment; ii) Funds Requested: \$300,000; iii) Contamination: \$200,000 Hazardous Substances and \$100,000 Petroleum; iv) Scope: Community-Wide

d. **Location:** City of Providence, Providence County, Rhode Island

f. **Contacts:**

Project Director:
Bonnie Nickerson, AICP, Director
Department of Planning and Development
444 Westminster Street, Third Floor
Providence RI, 02903
Phone #: 401-680-8534
E-mail: bnickerson@providenceri.gov

Chief Executive/Highest Ranking Official:
Jorge O. Elorza, Mayor
Providence City Hall
25 Dorrance Street
Providence, RI 02903
Phone #: 401-421-2489
E-mail: jelorza@providenceri.gov

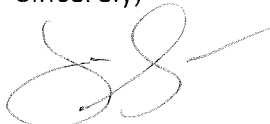
g. **Date Submitted:** December 22, 2016 (expected)

h. **Project Period:** 3 Years (12 Quarters) from Award Date

i. **Population:** City of Providence - 178,562 (2014 American Community Survey)

j. **Regional Priorities Form and Other Factors Checklist:** Attached to this application after the cover letter.

Sincerely,



Jorge O. Elorza
Mayor

Narrative Proposal: City of Providence Woonasquatucket River Industrial Corridor

1. COMMUNITY NEED

a. Target Area and Brownfields:

i. Community and Target Area Descriptions: Providence, the birthplace of the American Industrial Revolution, was one of America’s industrial leaders from the mid-19th to early 20th century. Textile mills and other industrial sites lined the City's waterways and Providence drove the State’s and country’s economy for generations. After World War II the fortunes of Providence’s industrial giants declined precipitously. Companies either left Providence or shut down altogether, leaving behind vacant and polluted sites and high unemployment and poverty rates. Though Providence is the focus of this community-wide application, **we have selected a Target Community with the City’s greatest density of brownfields and the greatest need for assessment. The Target Community, known as the Woonasquatucket River Industrial Corridor** (also referred to herein as the “Target Community” and the “Corridor”), **consists of 560 acres of urban land** (aligned with Census Tracts 19 and 25) **situated in Providence’s oldest industrial corridor, just west of Downtown along the Woonasquatucket River in the Valley, Smith Hill, and Olneyville neighborhoods.** The entire Corridor has been designated by the RI Department of Environmental Management (RIDEM) as an **Environmental Justice (EJ) Community and is home to a concentration of minorities living in poverty who are disproportionately overburdened with existing sources of pollution and environmental contamination.** While the Corridor has not fully recovered from the industrial decline that began in the 20th century, the City has identified some exciting opportunities to **revive its industrial legacy** through opportunities to grow the food manufacturing, design manufacturing, and arts sectors.

ii. Demographic Information and Indicators of Need:

	The Corridor (Target Area)	Providence (City)	RI (State)	US (National)
Population ¹	8,216	178,562	1,053,252	314,107,084
Population Density (ppl/sq. mi.) ¹	9,443.7	9,676.2	1,006	87.4
Unemployment Rate	16.9% ¹	7.1% ²	5.6% ²	5.0% ²
Poverty Rate ¹	41.1%	29.7%	14.2%	15.6 %
Median Household Income ¹	\$33,024	\$37,514	\$56,423	\$53,482
Percent Minority ¹	57.3%	49.0%	18.7%	37.2%
Percent Hispanic ¹	49.5%	40.4%	13.3%	16.9%
Children in Poverty ³	--	39.7%	19.8%	21.7%
Children with Lead Poisoning ³	--	13.5%	8.3%	--
Asthma Hospitalization Rate/1,000 children	--	3.9 ³	1.6 ³	1.83 ⁴
Infant Mortality Rate/1,000 live births ³	--	8.4	4.4	5.8

¹2014 American Community Survey ²Bureau of Labor Statistics, Sept. 2016 ³RI Kids Count Factbook, 2016 ⁴www.cdc.gov/asthma/most_recent_data.htm

iii. Brownfields and Their Impacts: Soil, groundwater, and the Woonasquatucket River have been contaminated by a long history of heavy industry (including metals, steel, locomotives, automobiles, rubber goods, and metal plating operations). Per RIDEM'S 2016 data, 65 registered release properties, over 90 underground storage tanks (USTs), and 26 registered leaking USTs (L-USTs) are in the 560-acre Corridor. **Widespread releases** (including urban fill containing coal ash with polycyclic aromatic hydrocarbons and heavy metals at high levels in surface soil), **discrete point source releases of volatile organics and petroleum, and chlorinated volatile compounds** (indicating potential vapor intrusion risks where buildings are present) **have been documented at properties throughout the Corridor. Contaminants have been found at locations abutting and within the Woonasquatucket River, indicating degradation of surface water quality and ecology from releases.** The portion of the River located in the Corridor is listed on the State of RI 2014 303(d) List of Impaired Waters for heavy metals (including copper, lead, mercury, and zinc), PCBs, dioxins, dissolved oxygen, and bacteria. The upstream Centredale Manor Superfund site that released PCBs and dioxins into the River, has also contaminated the Corridor. **Compounding the risk to residents, over 8,000 people live in the Corridor and another 25,000 live within 1/4-mile.**

The Corridor contains over 1.9 million square feet of mostly contaminated, vacant or underutilized land. Through the City's visioning work, several key brownfields sites uniquely situated to yield high-impact outcomes have been identified, including the: Providence Wire site, vacant Baseworks site (one of the Corridor's largest brownfield sites) that sits at a prominent location at the River's intersection with two major streets, and Atlantic Mills site (a landmark building in need of major rehabilitation on a main corridor). Until these sites are cleaned up and redeveloped, it will be difficult to further the development of adjacent sites.

b. Welfare, Environmental, and Public Health Impacts:

i. Welfare Impacts: The Corridor's population is significantly poorer than the rest of the city, state, region, and country and has less means to address impacts posed by the presence of brownfields. The Target Community's significant welfare-related challenges are exacerbated by a **poverty rate** 2.6 times greater than the national rate, median **household income** that is 1.6 times lower than the national median, and an **unemployment rate** more than three times the national rate. **Childhood poverty** in Providence is nearly twice as high as the nationwide average. Additionally, the Target Community's **high percentage of Minority and Hispanic populations** face additional welfare-related challenges, further increasing impacts posed by brownfields. Further information on the Corridor's EJ populations is included in Sections 1.b.ii and 1.b.iii below. Statistics are included in the table in Section 1.a.ii above.

Blight, trash, vandalism, crime, and dumping on private properties and the Woonasquatucket River's banks are significant issues in the Corridor. The Woonasquatucket River represents a significant opportunity for access to nature and recreation; however, the riverbank is currently **unmaintained, resulting in an overgrown, trash-filled, invasive-laden public space along a contaminated industrial river.** The River attracts the most sensitive populations, increasing their contaminant exposure potential. Local homeless populations can often be seen fishing for food in the River or using the overgrown riverbanks for makeshift shelters. In October 2016, a tree-trimming crew found human remains while trimming trees along the River. Additionally, fires at old industrial sites in Providence are not uncommon. In 2015, fire destroyed the Providence Wire building in the Corridor and plans to convert it into a brewery were abandoned.

ii. Cumulative Environmental Issues: Providence's industrial history left a legacy of air, water and soil pollution throughout the City, especially in the Target Community where industry was centered. Since the entire Corridor and much of Providence is identified as an EJ Community by RIDEM (as described below in Section 1.b.iii), residents are especially vulnerable to contamination. Soil in the Corridor contains metals, PAHs, petroleum, and other contaminants, posing ingestion and inhalation risks. Assessment and remedial planning must be completed to remediate these properties and fully eliminate direct exposure risks. Additionally, many hazardous building materials are associated with the Corridor's historic industrial uses. Point-source volatile and petroleum releases that could migrate into overlying or nearby structures have been identified throughout the Corridor and require additional assessment and remedial planning. Moreover, the Corridor is bounded by the congested Route 6-10 Connector (a state highway) to the south, the most congested section of I-95 to the east, and several traffic-congested surface streets and intersections. Further adding to environmental issues, the Corridor was developed on filled land that was originally a riverine floodplain; many sites now lie in the Woonasquatucket River's 100-year floodplain. This River is an impaired water body and the only access to nature and wildlife available to nearby residents. In the Corridor, the River is tidal and the combination of storm events and high tide exposes the Corridor to significant flooding threats. Areas such as Eagle Square and Rising Sun Mills flood on a regular basis during heavy rains. The upstream Centredale Manor Superfund site, where PCBs and dioxins were released into the River, has also had a direct impact on downstream properties.

iii. Cumulative Public Health Impacts: Providence is the 2nd-most densely populated city in Rhode Island, the 2nd-most densely populated state in the country. The presence of contamination in the midst of such a highly developed and densely populated area exacerbates risks posed to surrounding populations. The entire Corridor and much of Providence is identified as an Environmental Justice (EJ) Community by RIDEM due to high combined percentages of minorities and poverty. These populations are more susceptible to health risks and are disproportionately overburdened with impacts from excessive lead exposure, poor air quality, asthma and other health impacts common to dense, older urban areas. As shown in the table in Section 1.a.ii above, Providence's minority population is much higher than State and national averages, and documented medical impacts such as infant mortality, asthma hospitalization and elevated lead levels in children's blood are all substantially higher in Providence. An air quality study conducted in 2008 of compounds similar to those found at properties in the Corridor indicated that 18 distinct volatile contaminants were found in air at levels 107% to 676% higher in Providence compared to a rural upwind location (RIDEM/RIDOH Guidance Doc, 2010). In RI between 2005 and 2009, Black children were hospitalized for primary diagnosis of asthma more than four times as often as non-Hispanic white children. Between 2005 and 2009, Hispanic children in RI were hospitalized for asthma 2.5 times as often as white children (RIDOH, Hospital Discharge Database 2005-09). Additionally, children in Providence are at roughly twice the risk for lead exposure than the rest of RI due to older housing stock (RI Kids Count Factbook, 2015).

c. Financial Need:

i. Economic Conditions: Providence continues to face dire economic consequences from the 2007-09 Great Recession. The City ended FY2015 with a \$5M deficit and a cumulative debt

of \$8.7M. From 1990-2012, **employment** in Providence County increased by only 2.8%, compared to a national increase of 28.9%. In 2015, Moody's Investors Service **downgraded the City's credit worthiness** to Baa1 or "negative," citing high unfunded liabilities for pension and retiree health benefits, weak cash reserves, and repeated use of one-time revenue sources to balance the budget. As a result of Providence's high poverty and unemployment rates, low household incomes, and a decline in employment opportunities, the City faces a **large burden to meet the community's financial needs, resulting in fewer opportunities for the City to invest in other programs such as brownfields**. Between May 2007 and September 2012, RI lost 28,000 jobs (Bureau of Labor Statistics). The City's 7.1% unemployment rate (Bureau of Labor Statistics, Sept. 2016) and the Corridor's 16.9% rate (2014 American Community Survey) demonstrate how hard job loss has hit this area. **The U.S. Small Business Administration has designated much of Providence as a Historically Underutilized Business Zone indicating the need for business activity**. In the Corridor, SIMULIA, an engineering simulation software developer, vacated Rising Sun Mills in 2014 to relocate to a suburban office park, taking 345 jobs away from the City. Capco Steel, a major steel manufacturer in the Corridor, folded in 2012, resulting in a loss of 900 jobs. In 2015, fire destroyed the Providence Wire building in the Corridor and plans to convert it into a brewery were abandoned.

The State is not well positioned to help Providence either. Historically, RI has lagged behind the broader national economic recovery following a recession and has consistently had some of **the nation's highest unemployment** since mid-2007. RI's budget climate is such that the state eliminated \$257M in aid to cities over the FY2009-10 budget cycles alone, resulting in **cuts to funding passed down to municipalities**. Raising taxes is not a viable option as RI already has one of the highest national sales taxes at 7% (The Tax Foundation 2011), and the highest corporate tax rate in the country. **To compound these poor economic conditions, many recent climate change-driven natural disasters have hit RI**, resulting in costly repeated damage to homes, businesses, and infrastructure and burdening cash-strapped municipal budgets. From 2010-16, storm events, including record floods, record snowfall, Tropical Storm Irene, Tropical Storm Sandy, and Winter Storm Nemo, caused over \$100M in property damage in RI (NOAA Storm Events Database).

ii. Economic Effects of Brownfields: Over 1.9 million square feet of land is either vacant or underutilized in the Corridor. Many of these sites are contaminated. These unusable, toxic sites are detrimental to neighboring property values. Land values in the Corridor are 50% lower than the citywide average per square foot, resulting in lower property tax revenue for the City (City of Providence internal analysis). Because of the vacancy and underutilization in the Corridor, **properties are often vandalized and targets of criminal activity**. Additionally, many buildings in the Corridor were **designed for a bygone manufacturing era and are substandard to many contemporary manufacturing needs and do not meet building and fire code standards**, requiring developers to make costly upgrades and investments. Coupled with contamination issues and the cost of assessment and cleanup work, development activity in the Corridor often becomes too costly for developers. Moreover, **Providence is in need of space, particularly large parcels like those in the Corridor that can facilitate growth in the emerging food manufacturing, design manufacturing, and arts sectors**. This need has been magnified by the economic recession. While Providence's proximity to Boston makes it an attractive place to do business, lack of appropriate space in Providence makes it difficult to attract new businesses. **Providence's 7.1% unemployment rate** (Bureau of Labor Statistics,

Sept. 2016) is **high by any standard and underscores the need to provide residents with employment. This situation is even more dire in the Corridor, where the unemployment rate is 16.9%.** Suburbanization and globalization of industry and the resulting disappearance of local jobs have crippled disadvantaged populations living in and around the Corridor. These residents suffer risks of contamination from brownfields, but without further cleanup and redevelopment, get limited benefits in return. These effects are proven by the Corridor's 41.1% poverty rate and low median household income of \$33,024 (Table 1.a.ii).

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation:

i. Project Description and Alignment with Revitalization Plans: While this grant application is for a community-wide assessment for both Hazardous Substances (HS) and Petroleum, the City has chosen the Woonasquatucket River Industrial Corridor as the Target Community where the primary focus of funds will be centered. The City's vision is to **transform the contaminated Corridor and River into a walkable, bikeable revitalized mixed-use neighborhood providing light industrial jobs, high-density housing, and commercial development.** The City will use this grant to develop a long-term, sustainable brownfields program to implement this vision. We chose the Corridor because it is the City's original industrial center, contains many brownfields sites (including vacant and blighted industrial buildings that once employed thousands and served as the City and State's manufacturing base), and has a concentration of sensitive EJ populations.

Though the Corridor has not recovered from industrial decline that began in the 20th century, we have identified opportunities to **revive its industrial legacy by building on the growing momentum of the food manufacturing, design manufacturing, and arts sectors** already underway: the Steel Yard has become a community industrial arts center, United Natural Foods has located their headquarters here, Farm Fresh RI is building a Food and Agriculture Campus, and the WaterFire Community Arts Center is under construction. **These sectors will provide new jobs for local residents, harnessing Providence's creative spirit. This new jobs center will become a walkable and bikeable employment center that builds on the current \$6M project to expand the Woonasquatucket River Greenway** (a regional off-road bicycle path/recreational trail) along the River through the Corridor, while also increasing access to nature and recreational opportunities for residents and employees. The City has realized some momentum towards achieving this vision; now, it is critical for the City to identify ways of redeveloping the City's economic resources while protecting its natural and cultural resources, maintaining quality public services and facilities, and ensuring long-term affordability of housing stock. **Proper and thorough environmental assessment and remediation planning of key brownfields in the Corridor will lay the groundwork for this revival.**

The primary goals of our brownfields program are to: expand economic development opportunities in the Corridor by encouraging private sector redevelopment, particularly focusing on the food manufacturing, design manufacturing, and arts sectors; return underutilized brownfields properties to economic, environmental, and social prominence; bridge the gap between the City's economic disparities by providing job opportunities to local residents; and, encourage sustainable and low-impact development (LID) practices. These goals will be achieved through a brownfields inventory, a site selection process including

stakeholder and community involvement, site assessment work, and strategic site reuse and cleanup planning.

These goals reflect plans and priorities at the neighborhood, citywide, statewide, and regional level including: the City’s Comprehensive Plan, *Providence Tomorrow* (adopted in 2014); *Sustainable Providence*, the City’s sustainability plan; the *Providence Tomorrow* neighborhood plans for the Olneyville and Valley neighborhoods in the Corridor; and RI’s *Economic Development Plan*, *Energy Plan*, *Historic Preservation Plan*, *Land Use 2025* plan, *Rivers Policy and Classification Plan*, *Greener Path Plan*, *RI Water 2030* plan (all part of the *State Guide Plan*, the region’s centralized and integrated long-range planning document). **The City’s land use, zoning, redevelopment, and historic preservation work also strongly align with the goals of this program.** The Industrial and Commercial Buildings District (ICBD) overlay encompasses many of the Corridor’s historic industrial buildings and **grants local landmark status**, preventing demolition and making them eligible for rehabilitation incentives. In 2014, the City expanded the ICBD to include additional properties in the Corridor and **rewrote the Zoning Ordinance** to encourage quality development and reuse of older industrial buildings and **make the City and community vision for a walkable, mixed-use environment comprised of light industrial uses, live/work dwellings, and high density residential and commercial uses possible in the Corridor.** (See Section 3.b.ii for details on this project). **This work, funded by the HUD/DOT/EPA Partnership for Sustainable Communities (PCS) through a Sustainable Communities Grant, directly benefited the Corridor.** In addition to this coordination with the PCS, **every aspect of the City’s brownfields program reflects the PSC’s Livability Principles, including: providing more transportation choices** by creating a mixed-use district surrounding the regional greenway extension and having people live near where they work and play; **promoting equitable, affording housing options** through brownfield redevelopment in the Corridor; **enhancing economic competitiveness** through job growth and new tax revenue from brownfield redevelopment in the Corridor; **supporting existing communities** through revitalization of historic urban neighborhoods in and around the Corridor, particularly for EJ populations concentrated in the Corridor; **coordinating and leveraging federal policies and investment by preparing and prepositioning sites for redevelopment and bringing together state and federal investments across federal agencies (such as the effort to improve urban neighborhoods through the adjacent 6-10 Connector and I-95 Viaduct projects);** and **valuing communities and neighborhoods** by removing blight, restoring sense of pride to the community, and investing in healthy, safe, and walkable environments for the neighborhoods in and around the Corridor.

ii. Timing and Implementation: The program implemented under this grant will be fully executed within the three-year grant period. We expect the following timing of activities:

Activity	Timing to Completion (4 quarters/year)	Primary Responsibility
QEP Procurement	1st quarter	City
Community Engagement	2nd-12th quarters	City, QEP, COs
Brownfields Inventory	2nd quarter	QEP
Initial Site Selection	3rd quarter	City, QEP
Secure Site Access	3rd quarter	City

Phase I ESAs	5th quarter	QEP
Phase II ESAs	5th-9th quarters	QEP
Remedial Planning	5th-12th quarters	QEP
Supplemental Site Selection and Assessments	As necessary/as funding allows	City, QEP
Grant Closeout	12th quarter	QEP

(a) Contractor procurement: The City will be responsible for procuring a QEP during the 1st quarter of the grant. We are committed to a transparent and competitive public bidding process to ensure high-quality, fiscally responsible services. The City will issue a Request for Qualifications (RFQ) to screen bidders for quality prior to issuing a subsequent Request for Proposals (RFP) to ensure cost effectiveness. The RFQ and RFP will be written by staff, approved by the Department Director and the City's Finance Director, and then approved and publicly advertised by the Board of Contract and Supply (BOCS). Responses to RFQs and RFPs will be publicly opened at a BOCS meeting then passed along to the Department which will oversee a Selection Committee of pertinent staff and other relevant parties. The Committee will score proposals per established criteria. Once a bidder has been selected or shortlisted, that recommendation will be passed along to the BOCS who will give final approval via a vote. MBE and WBE participation goals apply to any and all City purchasing.

(b) Development of site inventory, site identification process, and site prioritization and selection process: The City will oversee the QEP and the QEP conducts the site inventory, identification process, prioritization, and selection during the 2nd and 3rd quarters of the grant. Sites will be identified and selected for assessment under the City's brownfields program in two ways. The first selection process will begin with an announcement of funding availability and a request for submission of properties to be assessed. The announcement will be made through a variety of communications outlets, which may include press releases, direct mailings, email, website postings, social media, outreach via our Community Organizations (COs), and direct communication with property owners in coordination with RIDEM. Applications will be reviewed by a committee made up of DPD staff, COs, and the QEP. Higher priority will be given to properties located in the Corridor and with defined reuse plans (reflecting the PCS principles for livability and sustainability), financial commitments, leveraged funds for cleanup and redevelopment, and an established community involvement process. **The second selection process will include those properties identified through a brownfields inventory developed under the grant.** The City will use its institutional knowledge, existing data and documentation, and work with its QEP to develop an inventory of potential sites to be assessed. Once the inventory is developed, the City will work with its QEP to develop site prioritization criteria to promote the City's long-term planning priorities, with focus on the Corridor. Sites will be evaluated and scored by prioritization criteria including redevelopment potential, likelihood of redevelopment proceeding quickly, catalytic impact, financial commitments, and leveraged funds for cleanup. Each criterion will be weighted in a prioritization matrix to produce a systematic, weighted score. This process will provide a transparent and defensible method of selecting sites for assessment. City staff will work with the QEP, community stakeholders, and the COs to identify high priority sites where further investment of grant funding will promote productive reuse. Recommendations for site selection will be sent to COs and stakeholders for review and concurrence.

(c) Obtaining and securing site access: Once sites are selected, **during the 3rd quarter of the grant, the City will work with property owners to secure site access** and develop the scope of assessment work. Though it can sometimes be difficult to get private property owners on board with assessment and cleanup work, we are committed to engaging and educating property owners through our COs extensive networks and in collaboration with RIDEM and EPA's regional office. We will rely on our COs and QEP as allies to help educate and explain the importance of the program to prospective participants. Our COs include neighborhood associations in tune with residents of the Corridor and organizations that have conducted their own brownfields cleanups in the Corridor. A standard access agreement form will be developed and negotiated for each property, and, if necessary, DPD will enlist the City solicitor's office for legal advice and help securing access agreements for sites.

b. Task Descriptions and Budget Table

i. Task Descriptions: The City will take an active role in directing the brownfields program. The following tasks and basis for cost estimates are for activities conducted under both the Hazardous Substances (HS) and Petroleum assessment grants:

Task 1 – Cooperative Agreement Oversight: City staff will conduct a procurement process for hiring a qualified QEP via a two-stage RFQ/RFP process as described in Section 2.A.ii.(a) to support grant implementation, assist with completion of required performance reporting, and update ACRES database (*at contractual cost of \$3,000 and \$2,000 for HS and Petroleum grants respectively*). City staff will also travel to one EPA National Brownfields Conference (*at cost of \$2,000/person for one City staff member for total of \$2,000 in Petroleum grant*).

Task 2 – Community Outreach, Brownfields Inventory, and Site Selection: In coordination with City staff, the QEP will prepare and distribute a call for submission of properties to be assessed, develop a Corridor-wide inventory of brownfields sites and add to the City's GIS database (includes review of city-wide data and files, interviews with City personnel, and review of RIDEM lists of contaminated sites), oversee quarterly progress updates and ACRES management, conduct public outreach and at least 2 public meetings, select sites through prioritization matrix to produce systematic weighted scores, identify highest priority sites for which further investment of grant funding will promote productive reuse, secure site eligibility with EPA, and negotiate access agreements with property owners (*at approx. cost of \$10,000 for HS and \$9,000 and Petroleum*).

Task 3 – Phase I Environmental Site Assessments (ESAs): The City will engage the QEP to complete 4 HS and 4 Petroleum Phase I ESAs in accordance with EPA's All Appropriate Inquiry and ASTM E1527-13 and conduct community engagement activities in coordination with City staff (*at average cost of \$4,000 each for total of \$16,000 for each grant*).

Task 4 – Phase II ESAs: QEP will work with City staff to prioritize sites following Phase I ESAs to determine sites to be assessed under Phase II and review potential site reuse planning to ensure Phase II activities address how contamination may impact development plans (*at cost of \$2,000 each for HS and Petroleum*). QEP will conduct 3 HS (*at average cost of \$50,000 each for total of \$150,000*) and 2 Petroleum (*at average cost of \$25,000 each for total of \$50,000*) Phase II ESAs in accordance with RIDEM Remediation Regulations . As part of this work, the QEP will prepare site-specific Quality Assurance Project Plans (QAPPs) for EPA review and approval prior to performing Phase II sampling activities, collect samples of environmental

media for laboratory analysis (including soil, groundwater, soil gas, sediment, surface water, and building materials), evaluate for presence or absence of contamination, determine remedial cost estimates to evaluate site redevelopment, compare analytical results to published criteria in Remediation Regulations to evaluate for reportable releases, and conduct community engagement activities in coordination with City staff as per Remediation Regulations.

Task 5 – Remedial Planning: QEP will prepare Remedial Action Work Plans (RAWP) per RIDEM Remediation Regulations and conduct remedial planning activities for 2 HS sites and 2 Petroleum sites targeted by the City as highest priority for reuse and redevelopment (*at average contractual cost of \$8,500 each plus RIDEM Remedial Action Approval Fee of \$1,000 per site included under Supplies in Budget Table below*). As part of this work, the QEP will: evaluate potential reuse and required remediation options at sites utilizing results of Phase I and II ESAs; evaluate existing infrastructure, interested redevelopment parties, and cleanup alternatives and costs; conduct community engagement for redevelopment planning in coordination with City staff; provide full details and specifications for implementation of selected cleanup plans; and prepare and permit reparation and permitting of full cleanup plans to enable the City to promote redevelopment and reuse by prospective developers in an efficient and timely manner.

ii. Budget Table

Budget Categories	(Task 1)	(Task 2)	(Task 3)	(Task 4)	(Task 5)	Total
Hazardous Substances (HS) Assessment Grant						
Supplies					\$2,000	\$2,000
Contractual	\$3,000	\$10,000	\$16,000	\$152,000	\$17,000	\$198,000
Total Budget - HS	\$3,000	\$10,000	\$16,000	\$152,000	\$19,000	\$200,000
Petroleum Assessment Grant						
Travel	\$2,000					\$2,000
Supplies					\$2,000	\$2,000
Contractual	\$2,000	\$9,000	\$16,000	\$52,000	\$17,000	\$96,000
Total Budget - Petro.	\$4,000	\$9,000	\$16,000	\$52,000	\$19,000	\$100,000

c. Ability to Leverage: Projects in the City have been very successful in leveraging funding through RIDEM’s TBA program, 128a, and EPA’s brownfields program. Since 2008, projects have leveraged over \$1.5M in RIDEM and EPA brownfields assessment and cleanup funding for Riverside Mills and Lincoln Lace and Braid in the Corridor (now cleaned up with green space and affordable housing), as well as sites in other areas of the City. **We will also leverage the following programs and sources (demonstration attached):** \$200,000 EPA FY17 Brownfields Area-Wide Planning (AWP) Grant (*Application Pending with EPA*); \$5.98M in State Transportation Improvement Program funds for design and construction of the Woonasquatucket River Greenway Extension in the Corridor; \$820,000 RI Infrastructure Bank (RIIB) EPA Brownfields Revolving Fund (targeted for the Corridor as result of coordination with Providence); \$400,000 RIDEM EPA Brownfields Assessment Grant (targeted for the Corridor as result of coordination with Providence); \$10M RIDEM Brownfields Remediation and Economic Development Fund (bond approved by RI voters in 2014 and 2016 to fund remediation of brownfields statewide); \$35M Green Economy Bond (approved by RI voters in 2016); \$4.7M in

annual Community Development Block Grants (CDBG) from HUD; Providence's Neighborhood Tax Stabilization Program (Neigh. Revitalization Act); the \$204M 6-10 Connector and \$84M I-95 Viaduct reconstruction projects which will reduce congestion on highways surrounding the Corridor and improve connectivity between neighborhoods; \$910,000 HUD Community Challenge Planning Grant awarded through Partnership for Sustainable Communities. **The City may also leverage other funding sources including:** Housing and Urban Development grants, US Department of Agriculture grants, US Economic Development Administration (EDA) funding, and grants and loans from RI Housing, including state and federal Low Income Housing Tax Credits (LIHTC). **Additionally, in the past decade, the City has facilitated and encouraged private and institutional development in the Corridor,** resulting in redevelopment of American Locomotive Works, Providence Steel and Iron (now the Steel Yard industrial arts center), Uniroyal/US Rubber (soon to be WaterFire Providence Arts Center), and Providence Wire (soon to be Farm Fresh Food and Agriculture Campus).

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community:

i. Community Involvement Plan: The City will work with our COs and their established public engagement programs and networks throughout the process to identify and prioritize sites for assessment, reach out to Corridor residents and EJ populations, solicit community feedback, and keep the public informed and involved throughout the process. Information will be provided on project progress and input will be solicited on project implementation, site selection and prioritization, cleanup decisions, and reuse planning. In addition, RIDEM Remediation Regulations and State of RI Industrial Property Remediation and Reuse Act require a comprehensive public participation process at all environmental sites. The City intends to implement this process as part of its brownfields program and to solicit public feedback throughout the process. **The City will require public participation and comment a minimum of two times throughout each site assessment process.** This includes **public notice mailings before Phase II ESAs commence and after Phase II ESAs are completed** and allows the public to participate in the proposed scope of assessment, review results and comment on remediation options and redevelopment plans. **At least two public meetings will be conducted** during the grant period. **Information repositories will also be established** in the impacted community where copies of all pertinent documents will be available for public review. Additional public participation activities are required for sites located in an EJ Area and will include **distribution of public notice mailings in multiple languages** (something the City ordinarily does for community involvement), **site-specific fact sheets, informational brochures, social media and website postings, and a sign at the site.** Sites proposed to be redeveloped as a school, child-care facility, or a recreational facility for public use must hold an additional public meeting to inform and solicit feedback from the public. Comments from the public and stakeholders will be reviewed and incorporated into the process.

ii. Communicating Progress: The City will communicate project progress and address public comments through **quarterly progress updates and public meetings**, that will provide transparency in all decisions to the public, stakeholders, and community and ensure community voices are heard. With a large Hispanic and foreign-language speaking populations throughout the City and in the Corridor, we have found **providing materials and language interpretation services at meetings in Spanish** (and other languages) has improved communication and collaboration. We also understand that not everyone has regular access to a computer and will

not rely solely on web-based outreach efforts. **Factsheets/flyers in English and Spanish** will be used to educate the community and solicit input. Information will be distributed to residents and stakeholders through our large network of community organizations and partner agencies. Progress will also be communicated through **signs posted at sites being assessed** with contact information, **press releases and official notices to local newspaper and television media**, **updates to websites and social media**, and a publicly accessible **information repository** which will be kept up to date with documents prepared under the brownfields program. DPD has large followings on Twitter and Facebook where information regarding City projects is regularly posted.

b. Partnerships with Government Agencies:

i. Local/State/Tribal Environmental Authority: The City has maintained a successful relationship with RIDEM on investigation and cleanup of regulated releases. RIDEM's Office of Waste Management Site Remediation and Brownfields programs regulate investigation and remediation of hazardous substance and petroleum releases. RIDEM encourages and works with responsible parties in developing cleanup plans for sustainable redevelopment by assigning a Project Manager to focus on brownfield assessment and remediation for properties reported. The RIDEM Project Manager will review and approve plans and reports at each phase of the assessment process. Sites with reportable releases of hazardous substances and/or petroleum are subject to RIDEM's Voluntary Cleanup Program. The City continually works with RIDEM on the assessment of sites to bring sites back into compliance with Remediation Regulations.

ii. Other Governmental Partnerships: DPD has a long record of collaboration with other government entities that will continue through this program. We will coordinate with with the EPA Brownfields program, RI Department of Health (RIDOH), the City's Healthy Communities Office, RIDEM, and the RI Coastal Resources Management Council (CRMC) throughout this project. RIDOH supports RIDEM by providing technical expertise and public meeting support for complex risk characterization as well as regulating hazardous building materials such as asbestos and lead-based paint. CRMC is the permitting agency for stormwater issues and waterfront construction at tidal waterways, including the portion of the Woonasquatucket River located within the Corridor. The City also worked with the HUD/DOT/EPA Partnership for Sustainable Communities as a Community Challenge Planning Grant recipient (awarded in 2010). This project included a complete rewrite of the City's zoning ordinance to encourage quality development and directly benefits the Corridor by allowing for the City's vision for walkable, light-industrial, mixed-use development in the Corridor.

c. Partnerships with Community Organizations:

i. Community Organization Description & Role: **ONE Neighborhood Builders (ONE NB)** is a community revitalization organization focused on the Olneyville neighborhood in the Corridor. They have received EPA brownfield cleanup grants for Paragon Mills and Imperial Knife and have offered to provide meeting space for public engagement, convene their Olneyville Collaborative (a collection of neighborhood associations) for community engagement, and provide real estate and cleanup assistance in an advisory role. **The Olneyville Safer Streets Association (OSSA), a neighborhood resident group organized by Olneyville residents**, will assist with this project by helping gather critical information from Corridor residents and communicating information back to the community. **Farm Fresh RI (a non-profit involved in local food cultivation and production)** is constructing a Food and Agriculture Campus in the

Corridor and offered to share existing assessment information on their site, participate in the community engagement process by leveraging their existing network, and assist and advise in the cleanup planning process by sharing their institutional knowledge of how regional food hubs work, their infrastructure needs, and redevelopment requirements. **The Steel Yard (a non-profit industrial arts organization)** remediated and redeveloped a 3.8-acre campus in the Corridor and offered assistance in soliciting community support and stakeholder input regarding brownfield redevelopment in the Corridor. **The Woonasquatucket River Watershed Council (WRWC), a non-profit organization championing restoration and preservation of the Woonasquatucket River Watershed**, has successfully secured the Woonasquatucket as one of 14 American Heritage Rivers. WRWC has offered to assist with community outreach to partners to assure project coordination and coordinate design work for the Woonasquatucket River Greenway with Providence brownfields work.

ii. Letters of Commitment: Letters of Commitment are attached from the Community Organizations listed above.

d. Partnerships with Workforce Development Programs: We understand the importance of partnering with workforce development programs as evidenced by our: partnerships with **Groundwork Providence** (a past recipient of EPA Environmental Workforce Development and Job Training Grants) to identify potential employment opportunities under the brownfields program; well-established **Disadvantaged Business and Workforce Development** programs; **First Source program** which connects local job seekers with employers; and strong partnerships with **Building Futures**, a construction industry partnership that trains individuals in apprenticeships and connects them with opportunities. **We will continue to partner with these organizations through this opportunity.**

4. PROJECT BENEFITS:

a. Welfare, Environmental, and Public Health Benefits: Given the number of brownfields in the Corridor and the current social and economic status of our residents, the positive impacts to welfare, the environment, and public health created by the assessment, cleanup, and redevelopment of brownfields will be substantial. **High risk sites that are dangerous to residents and vulnerable populations will be identified** through proper inventorying and assessment of 1.9 million square feet of vacant and underutilized land that will identify the nature and extent of contamination and identify cleanup methods. **Health risks from direct contact, inhalation, ingestion, and indoor vapor intrusion from contaminants will be reduced through the cleanup of brownfields sites in the Corridor.** Exposure to contamination by trespassers and windborne dust inhalation that can trigger asthma attacks will also be eliminated by cleaning up and redeveloping abandoned and vacant properties. **Building occupants will no longer be exposed to volatile contaminants and petroleum** through assessment and remedial planning. **Cleanup will remove blight, decrease potential for crime and fire risk in abandoned buildings, and increase community pride.** Proper assessment and abatement of hazardous building materials, including asbestos, lead, and PCBs, will **promote a healthy working and living environment for residents and workers.** Additionally, remediated and redeveloped sites will **improve ground and surface water quality**, benefitting the community. **The Woonasquatucket River, which bisects the Corridor, will no longer be an impaired water body.** Cleanup and redevelopment will be encouraged to utilize green infrastructure including rain gardens, bio-filtration, and low impact development (LID)

techniques to **reduce stormwater flow and remove contaminants before discharging to the River**. Better stormwater and river management will lessen flooding during storms and high tides.

Mixed-use infill development and reuse of historic buildings on parcels supported by existing transportation infrastructure will be encouraged and made more feasible by providing funding for assessment and remedial work. **Local jobs that employ all levels of personnel** (such as food manufacturing and distribution, start-ups, and light manufacturing) **and job training opportunities and a variety of quality housing options for a mix of incomes will be created** by brownfield redevelopment. **Public health will be improved, reliance on cars will be reduced, and opportunities for exercise and access to new modes of transportation will be increased** by connecting existing and new development with the Woonasquatucket River Greenway, creating better pedestrian and bicycle infrastructure in the Corridor, and cleaning up the Woonasquatucket River to allow it to be properly used as a recreational asset. **Fuel use will be decreased, reducing greenhouse gas emissions and climate impacts and household transportation costs will be reduced or eliminated** by having people live where they work and play and having viable alternative modes of transportation.

b. Economic and Community Benefits: Redevelopment will increase the City's property tax base and the State's income, sales, and corporate tax base, allowing property and corporate tax rates to come down and making Providence more competitive going forward. The investment in brownfields assessments will **promote a sustainable economic enrichment model for the Corridor**. If the 1.9 million square feet of underutilized and vacant land in the Corridor were cleaned up and redeveloped, **property value in the Corridor would increase** by 274%, creating \$1.5M in **new property tax revenue**. Redevelopment of these sites will also help the City **fill the housing and workforce labor gap in the Corridor**, particularly for entry-level workforce and senior populations. Through redevelopment of key sites, up to 3,000 new jobs could be created with average salaries ranging from \$23,000 to over \$70,000 (BLS Occupational Employment and Wages data). **Local residents will easily access these jobs through the existing public transportation system or on foot or bike via the newly extended Greenway**. The City's **housing shortage and abundance of substandard housing, particularly for EJ populations concentrated in the Corridor, will be addressed through leveraged support** from RI Housing, CDBG funding, the HOME program, and LIHTC. Nearly 800 **new housing units could be accommodated** in the Corridor through redevelopment of key sites.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

a. Audit Findings: There have been no adverse findings regarding federal grants administered by Bonnie Nickerson since she became Director of the DPD in 2015. DPD administers CDBG funds from HUD, and has received findings relative to required recordkeeping and expenditures for actions taken prior to 2015. Under the new Director's leadership, DPD took swift action upon learning of these issues, came into full compliance with CDBG rules and regulations, and reorganized to ensure future compliance.

b. Programmatic Capability: Bonnie Nickerson, AICP, will serve as Project Director, supported by her full-time staff of 40 employees. **Ms. Nickerson** (who has served as Director of DPD since 2015) **and other key staff for this project are part of the City's new leadership team and are fully committed to proper execution, oversight, and reporting of this program**. Ms. Nickerson is highly experienced and qualified in brownfield redevelopment,

management of environmental contractors, and public grants. From 2007-2015, she served as Director of Long-Range Planning for the City, overseeing comprehensive and neighborhood planning, redevelopment, and special area plans. Martina Haggerty, Associate Director of Special Projects, will serve as Project Manager, providing oversight for the project. Ms. Haggerty is highly experienced and qualified to manage this program, having previously served as Principal Planner with the City from 2009-2015. She manages the City's medium and long-range planning and recently oversaw a \$910,000 HUD/DOT/EPA PSC Community Challenge Planning Grant and all associated reporting. Robert Azar (Deputy Director), Allen Penniman (Principal Planner), and Sally Brito (DPD's Finance Director since 2015) will also support the brownfields program. Mr. Azar has managed two successful EPA brownfields assessment grants, EDA grants, and a \$6.5M construction project for the Downtown Circulator. The City Solicitor's Office will assist with legal advice and securing access agreements for sites to be assessed. **The City is experienced in hiring QEPs using a qualifications-based procurement process and intends to use a similar process to hire a highly qualified contractor to work with us to implement the grant program in accordance with EPA requirements.** The City will hire a QEP during the grant's first quarter with expertise in ACRES reporting, EPA assessment grant management, environmental assessment and remediation, brownfields redevelopment, community engagement, an approved EPA Generic QAPP, urban redevelopment, and environmental approaches to developing dense vibrant mixed use urban neighborhoods. This focus on sustainable redevelopment from all contractors and teammates is a key aspect of the City's project management approach.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: The City will focus on achieving specific and measurable environmental outcomes, and producing outputs instrumental to the program's implementation agenda. We will work with our QEP to evaluate project progress during the course of tasks and report to EPA via quarterly reports and routine updates to the ACRES database, where progress will be tracked and measured. Outputs will include an **updated inventory of the number of brownfield sites in the Corridor, completion of 8 Phase I ESAs, 5 Phase II ESAs, 4 RAWPs, and at least 2 community meetings.** Outcomes will include: **identification and minimization of exposure to contamination; redevelopment of 1.9 million square feet of contaminated, vacant/underutilized land; increases to property value of up to 274%; as much as \$1.5M in new property tax revenue; and creation of up to 3,000 jobs and 800 new housing units.**

d. Past Performance and Accomplishments: *i. Currently or Has Ever Received an EPA Brownfields Grant:* **1. Accomplishments:** Accomplishments under the City's most recent EPA grants include the following. We understand there may be outstanding ACRES reporting issues related to older (2006 and earlier) grants administered by previous City leadership (who are no longer employed by the City), but the current leadership team is committed to taking corrective actions to make necessary updates.

Grant (Year Awarded - Funding Type)	Funds Awarded (Expended)	Accomplishments
Showcase Community – Assessment (2000 - HS)	\$100,000 (\$100,000)	Completed assessment for 280-acre Narragansett Landing and 6-acre Riverside Mills sites
Demonstration Pilot –	\$250,000	Completed assessment for Narragansett Landing and

Assessment (2000 - HS)	(\$250,000)	Riverside Mills sites
Cleanup of Loutit Laundry Site (2005 - HS)	\$200,000 (\$200,000)	Completed cleanup of Loutit Laundry site (being redeveloped as Urban Greens Food Co-Op and housing)
Assessment (2006 - HS)	\$200,000 (\$200,000)	Completed assessment of Riverside Mills (now public park and part of Woonasquatucket Greenway) and 9-acre Lincoln Lace and Braid site
Cleanup Grant for Lincoln Lace and Braid (2006 - HS)	\$200,000 (\$200,000)	Completed cleanup of Lincoln Lace and Braid through soil capping, riparian restoration of riverbank, and creation of green space along Woonasquatucket Greenway
Cleanup Grant for American Tourister (2014 - HS)	\$400,000 (\$356,860.75 expended to date)	Ongoing grant work. Clean up activities underway for 24.6-acre vacant American Tourister site to allow construction of industrial complex and open space at Whipple Pond.

2. Compliance with Grant Requirements: The City has a long history of managing EPA brownfields grants, dating back to being a Showcase Community in 1998. **The Providence Redevelopment Authority, overseen by DPD, is a current EPA cleanup grant recipient for the American Tourister site.** This grant is up to date in ACRES and on quarterly reports and is on track to be fully expended in the grant period (10/1/14-9/30/17). **Brownfields redevelopment and revitalization of this Corridor are priorities** for City leadership, including Mayor Elorza and DPD Director Bonnie Nickerson. The City has shown momentum and consensus building for this brownfields program, as demonstrated herein, as well as an ability to leverage and use State and federal funding. **We will fully execute grant funds within the grant period and produce real results and improved opportunities for City residents.** We understand there may be outstanding reporting issues related to previous EPA grants administered by the previous leadership team (who are no longer employed by the City). **The new leadership team will establish a corrective action work plan with EPA to fix past reporting issues in a timely fashion and ensure these mistakes are not repeated.** We have reached out to EPA Region 1 to establish a review of EPA funds expended by DPD prior to 2015 and are fully prepared to take any corrective actions deemed necessary and renew efforts to remain engaged in the new grant and reestablish timely reporting, including quarterly reports and updates to the ACRES database.

Attachment:

Regional Priorities Form/Other Factors Checklist

City of Providence Woonasquatucket River Industrial Corridor

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Providence

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Coordinated Public Funding for Brownfields

Page Number(s): Page 6 and Page 9

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Target brownfield sites are impacted by mine-scarred land.	
X	Project is primarily focusing on Phase II assessments.	<i>pages 7-9</i>
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
X	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	<i>pages 3-5</i>
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic	

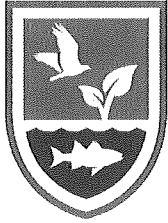
	Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
X	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	<i>Pages 6, 11 and 14</i>
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	<i>application pending-</i>

Page 9

Attachment:

Letter from the State

City of Providence Woonasquatucket River Industrial Corridor



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE / DIVISION OF WASTE MANAGEMENT

235 Promenade Street, Room 380
Providence, Rhode Island 02908

17 November 2016

Bonnie Nickerson, AICP
Director, Department of Planning and Development
City of Providence
444 Westminster Street, Third Floor
Providence, RI 02903

RE: EPA Brownfields Community-Wide Assessment Grant
for Hazardous Substances and Petroleum

Dear Ms. Nickerson:

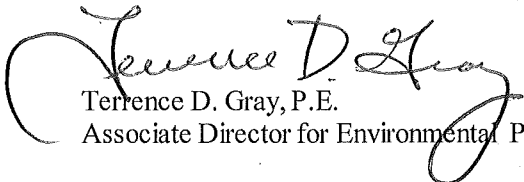
The Rhode Island Department of Environmental Management (RIDEM) is pleased to provide this letter in support of the City of Providence's (City) proposals to the United States Environmental Protection Agency (EPA) for a Brownfields Community-Wide Assessment Grant. As you know, RIDEM strongly promotes the investigation, cleanup, redevelopment and productive reuse of Brownfield properties, and the importance of transforming Brownfield sites in the City into valuable and productive properties.

RIDEM hopes that EPA will look favorably on the City's proposal. The City's Brownfield Assessment Grant will provide funding for much needed environmental assessment work community-wide and in the Woonasquatucket Valley Corridor. With this grant funding, the City will work toward addressing environmental conditions at properties throughout the City as exposure risks to contaminate media are identified. Assessing these properties is the first step in the process of mitigation and revitalization to these areas and bringing them back to beneficial reuse, generating jobs and revenue.

Using the partnerships created and the lessons learned from our own efforts under Rhode Island's Targeted Brownfield Assessment program, we are as anxious to see these Brownfield projects become a success as you are. RIDEM has actively been working with the City through the Voluntary Cleanup Program (VCP), and we continue to strongly encourage the City to schedule meetings on all future phases of this project so that we can provide assistance to help insure that the project will proceed through the VCP process in compliance with the Department's Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases.

Please attach this letter to your proposal so that EPA will give favorable consideration to your application.

Sincerely,


Terrence D. Gray, P.E.
Associate Director for Environmental Protection

cc: Kelly Owens, RIDEM OWM
Cory DiPietro, RIDEM OWM
Dorrie Paar, EPA

Attachment:

Leveraged Resources Documentation

City of Providence Woonasquatucket River Industrial Corridor

2016 General Election

6. GREEN ECONOMY BONDS - \$35,000,000

Official results: Updated November 30, 2016 11:25 AM

[6. GREEN ECONOMY BONDS - \\$35,000,000](#)

Show mail ballot breakout

Candidate	Total votes	Pct
Approve	284408	67.6%
Reject	136205	32.4%

ARTICLE 5 AS AMENDED

RELATING TO CAPITAL DEVELOPMENT PROGRAM

SECTION 1. **Proposition to be submitted to the people.** -- At the general election to be held on the Tuesday next after the first Monday in November 2016, there shall be submitted to the people for their approval or rejection the following proposition:

"Shall the action of the general assembly, by an act passed at the January 2016 session, authorizing the issuance of bonds, refunding bonds, and temporary notes of the state for the capital projects and in the amount with respect to each such project listed below be approved, and the issuance of bonds, refunding bonds, and temporary notes authorized in accordance with the provisions of said act?"

Project

(1) Veterans Home	\$27,000,000
-------------------	--------------

Approval of this question will allow the State of Rhode Island to issue its general obligation bonds, refunding bonds and temporary notes in an amount not to exceed twenty-seven million dollars (\$27,000,000) for the construction of a new Veterans Home and renovations of existing facilities.

(2) Leveraging Higher Education to Create 21 st Century Jobs	\$45,500,000
---	--------------

Approval of this question will allow the State of Rhode Island to issue general obligation bonds, refunding bonds, and temporary notes in an amount not to exceed forty-five million five hundred thousand dollars (\$45,500,000) to make capital investments in higher education-related projects, to be allocated as follows:

(a) University of Rhode Island College of Engineering	\$25,500,000
---	--------------

Provides twenty-five million five hundred thousand dollars (\$25,500,000) to renovate and construct an addition on Bliss Hall, one of the University of Rhode Island College of Engineering's oldest buildings. This project is the second phase of a comprehensive program to replace outdated buildings with a major new building and to renovate and build additions to the existing complex of buildings serving the University of Rhode Island College of Engineering.

(b) University of Rhode Island Affiliated Innovation Campus Program	\$20,000,000
---	--------------

Provides twenty million dollars (\$20,000,000) to build one or more innovation campuses involving business collaborations with the University of Rhode Island and may include other

1 higher education institutions where cutting-edge research can be turned into new products,
2 services and businesses.

3 ~~(3) Port of Davisville Infrastructure at Quonset \$50,000,000~~

4 ~~Approval of this question will allow the State of Rhode Island to issue general obligation~~
5 ~~bonds, refunding bonds, and temporary notes in an amount not to exceed fifty million dollars~~
6 ~~(\$50,000,000) to fund infrastructure modernization and repairs to the Port of Davisville at~~
7 ~~Quonset, including Pier 2.~~

8 (3) Port Infrastructure \$70,000,000

9 Approval of this question will allow the State of Rhode Island to issue general obligation
10 bonds, refunding bonds, and temporary notes in an amount not to exceed seventy million dollars
11 (\$70,000,000) for port infrastructure projects, to be allocated as follows:

12 (a) Port of Davisville Infrastructure at Quonset \$50,000,000

13 Provides fifty million dollars (\$50,000,000) to fund infrastructure modernization and
14 repairs to the Port of Davisville at Quonset, including Pier 2.

15 (b) Port of Providence Infrastructure \$20,000,000

16 Provides twenty million dollars (\$20,000,000) to increase terminal capacity at the Port of
17 Providence by funding the acquisition of up to 25 acres of land located between Allens Avenue in
18 the City of Providence and the Providence River, and associated infrastructure improvements.

19 (4) Green Economy \$35,000,000

20 Approval of this question will allow the State of Rhode Island to issue general obligation
21 bonds, refunding bonds, and temporary notes in an amount not to exceed thirty-five million
22 dollars (\$35,000,000) for environmental and recreational purposes, to be allocated as follows:

23 (a) Historic State Park Development Program \$4,000,000

24 Provides four million dollars (\$4,000,000) for major capital improvements to State
25 properties, including Fort Adams State Park, Brenton Point, Colt State Park and Goddard
26 Memorial State Park.

27 (b) State Land Acquisition Program \$4,000,000

28 Provides four million dollars (\$4,000,000) for the State to acquire fee simple interest or
29 conservation easements to open space, farmland, watershed, and recreation lands.

30 (c) State Bikeway Development Program \$10,000,000

31 Provides ten million dollars (\$10,000,000) for the State to design and construct bikeways.

32 (d) Brownfield Remediation and Economic Development \$5,000,000

33 Provides up to eighty percent (80%) matching grants to public, private, and/or non-profit
34 entities for brownfield remediation projects.

1 (e) Stormwater Pollution Prevention Program \$3,000,000

2 Provides up to seventy-five percent (75%) matching grants for public, private and/or non-

3 profit entities for projects that reduce stormwater pollution.

4 (f) Local Recreation Development Matching Grant Program \$5,000,000

5 Provides up to eighty percent (80%) matching grants to municipalities to develop public

6 recreational facilities in Rhode Island.

7 (g) Local Land Acquisition Matching Grant Program \$4,000,000

8 Provides fifty percent (50%) matching grants to municipalities, local land trusts and non-

9 profit organizations to acquire fee-simple interest, development rights, or conservation easements

10 on open space and urban parklands in Rhode Island.

11 (5) Housing Opportunity \$50,000,000

12 Approval of this question will allow the State of Rhode Island to issue general obligation

13 bonds, refunding bonds, and temporary notes in an amount not to exceed fifty million dollars

14 (\$50,000,000) for affordable housing, urban revitalization, and blight remediation, to be allocated

15 as follows:

16 (a) Affordable Housing Development \$40,000,000

17 Provides forty million dollars (\$40,000,000) for the ~~state~~ [Housing Resources Commission](#)

18 to develop affordable housing opportunity programs through the redevelopment of existing

19 structures and/or new construction.

20 (b) Urban Revitalization and Blight Remediation \$10,000,000

21 Provides ten million dollars (\$10,000,000) for the state to provide funding for the

22 improvement of properties that are blighted or in need of revitalization, including residential and

23 commercial properties and public and community spaces.

24 **SECTION 2. Ballot labels and applicability of general election laws.** -- The secretary

25 of state shall prepare and deliver to the state board of elections ballot labels for each of the

26 projects provided for in section 1 hereof with the designations "approve" or "reject" provided next

27 to the description of each such project to enable voters to approve or reject each such proposition.

28 The general election laws, so far as consistent herewith, shall apply to this proposition.

29 **SECTION 3. Approval of projects by people.** -- If a majority of the people voting on

30 the proposition provided for in section 1 hereof shall vote to approve the proposition as to any

31 project provided for in section 1 hereof, said project shall be deemed to be approved by the

32 people. The authority to issue bonds, refunding bonds and temporary notes of the state shall be

33 limited to the aggregate amount for all such projects as set forth in the proposition provided for in

34 section 1 hereof, which has been approved by the people.



Department of Planning and Development
Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Director

August 10, 2016

Aimee Storm
US EPA
Office of Brownfields and Land Revitalization
Mail Code 5105 T
1200 Pennsylvania Ave. NW
Washington, DC 20460

RE: FY 2017 Brownfields Area-Wide Planning Grant, City of Providence, RI

Dear Ms. Storm:

On behalf of the City of Providence, Rhode Island, I am pleased to submit the enclosed proposal for an Environmental Protection Agency (EPA) FY2017 Brownfields Area-Wide Planning Grant in the amount of \$200,000. Working with our community partners to plan for the thoughtful redevelopment of our City's brownfields is a vital component of our ongoing efforts to revitalize our industrial corridors. A Brownfields Area-Wide Planning (BF AWP) grant will enable us to organize several disparate redevelopment efforts that are currently taking place in the Project Area-- the Woonasquatucket River Industrial Corridor-- into a cohesive plan that results in measurable outcomes and produces outputs that are instrumental to the plan's implementation agenda. The Woonasquatucket River Industrial Corridor is an important center for jobs and industry in our region. Thoughtful redevelopment within this corridor will weave together numerous urban neighborhoods, galvanize economic development, and strengthen environmental resilience in the Project Area, city and region.

I enthusiastically submit this proposal for your consideration and look forward to working with you to plan for and implement this vision.

Sincerely,

Bonnie Nickerson, AICP
Director, Department of Planning and Development

CC: Mr. Frank Gardner, EPA Region 1 Brownfields Coordinator



Department of Planning and Development
Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Director

1. **Applicant Identification:**

City of Providence Department of Planning and Development
444 Westminster Street, Third Floor
Providence, RI 02903

2. **EPA grant funding amount requested:** \$200,000

3. **BF AWP Project Area Location and Description:**

- a. Location: The project is located within the City of Providence, Providence County, Rhode Island. It will be referred to throughout this proposal as the "Woonasquatucket River Industrial Corridor."
- b. Population: The population of the BF AWP Project Area is 1,962. The population of the City of Providence is 178,562.
- c. Description: The Project Area is a 250-acre underutilized mixed-use industrial district built on the filled flood plains of the Woonasquatucket River.

4. **Project Contacts:**

Project Director:

Bonnie Nickerson, AICP
Director, Dept. of Planning and Development
444 Westminster Street, Third Floor
Providence, RI 02903
Phone: 401-680-8534
Email: bnickerson@providenceri.gov

Chief Executive:

Jorge O. Elorza
Mayor, City of Providence
25 Dorrance Street
Providence, RI 02903
Phone: 401-680-5746
Email: mayor@providenceri.gov

5. **Project summary:**

The City proposes to use the AWP process to convene community partners who are already engaged in multiple projects in the the Woonasquatucket River Industrial Corridor (the Project Area) to develop a cohesive vision for the Project Area that ties together numerous ongoing initiatives and redevelopment efforts, produce a market study and an area-wide plan for redeveloping brownfields in the Project Area, and develop a site design and supporting development pro forma for the GE Baseworks brownfield (the Catalyst Site). The AWP process will further the assessment and cleanup of the Catalyst Site to ready it for mixed-use redevelopment and the installation of green infrastructure and public greenway connections that mitigate flooding, bio-remediate stormwater runoff, and enhance connections and access to the River and Greenway from surrounding underserved neighborhoods. The City will convene and work closely with an advisory committee comprised of our community partners to carry out the plan. This will be coupled with an engagement strategy that goes beyond traditional public meetings in order to reach populations that may not be engaged in traditional planning processes.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

October 20, 2010

SENT BY EMAIL TO: bnickerson@providenceri.com

Ms. Bonnie Nickerson
Director - Long Range Planning
City of Providence
c/o Department of Planning and Development 400 Westminster Street
Providence, RI 02903-3215

Dear Community Challenge Planning Grant Program Applicant:

The Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to announce that your application submitted in response to the 2010 Notice of Funding Availability (NOFA) entitled "*Notice of Funding Availability for the Department of Housing and Urban Development's Community Challenge Planning Grants and the Department of Transportation's TIGER II Planning Grants*," has been selected for a grant award. The amount you are eligible to receive is \$910,000.

This new grant program was quite competitive. A multidisciplinary review team, drawn from four federal agencies reviewed 583 eligible grants. Ultimately, HUD is funding 42 state and local governments in innovative planning efforts in 33 different states, with 14 of those grants funded in partnership with DOT.

Enclosed with this letter you will find the following:

1. Letter from your Grant Officer with a list of items that will need to be provided to negotiate and finalize the terms, including the effective start date of this grant agreement;
2. HUD's Line of Credit Control System (LOCCS) payment system forms;
3. Instructions to use HUD's Line of Credit Control System; and
4. Direct Deposit Form (SF-1199a).

Please read these items carefully and be prepared to provide them within 7 business days of this letter. If you have any questions, please contact Zuleika Morales-Romero, Director, OSHC Grants and Budget Division at 202-402-7683 or email at zuleika.k.morales@hud.gov.

We congratulate you on your submission of a successful proposal and we look forward to assisting you in implementing your program. Welcome to the Community Challenge Planning Grant Program!

Sincerely,

A handwritten signature in black ink, reading "Shelley Poticha". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Shelley R. Poticha
Director
Office of Sustainable Housing and Communities



Brownfields 2016 Assessment Grant Fact Sheet

Rhode Island Department of Environmental Management

EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities around the country cleanup and revitalize brownfields sites. Under this law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Assessment Grants

\$200,000 for hazardous substances

\$200,000 for petroleum

EPA has selected the Rhode Island Department of Environmental Management for two brownfields assessment grants. Community-wide hazardous substances grant funds will be used to conduct five Phase I and four Phase II environmental site assessments. Grant funds also will be used for community outreach activities. Community-wide petroleum grant funds will be used to conduct the same tasks at sites with potential petroleum contamination.

Contacts

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (<http://www.epa.gov/brownfields>).

EPA Region 1 Brownfields Team

(617) 918-1278

EPA Region 1 Brownfields Web site

(<https://www.epa.gov/brownfields/brownfields-and-land-revitalization-connecticut-maine-massachusetts-new-hampshire-rhode#pane-1>)

Grant Recipient: Rhode Island Department of Environmental Management, RI

(401) 222-4700 ext 7126

The information presented in this fact sheet comes from the grant proposal; EPA cannot attest to the accuracy of this information. The cooperative agreement for the grant has not yet been negotiated. Therefore, activities described in this fact sheet are subject to change.



Brownfields 2016 Revolving Loan Fund Grant Fact Sheet

Rhode Island Infrastructure Bank

EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities around the country cleanup and revitalize brownfields sites. Under this law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Revolving Loan Fund Grant

\$820,000 for hazardous substances

EPA has selected the Rhode Island Infrastructure Bank for a brownfields revolving loan fund grant. The grant will be used to capitalize a revolving loan fund from which the Rhode Island Infrastructure Bank will provide 15 loans to support cleanup activities for sites contaminated with hazardous substances. Grant funds also will be used to manage the RLF and conduct community outreach activities. RLF activities will focus on Arctic Village in West Warwick, the Woonasquatucket/Valley Corridor in Providence, and the Pawtucket and Central Falls Transit Hubs.

Contacts

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (<http://www.epa.gov/brownfields>).

EPA Region 1 Brownfields Team
(617) 918-1278

EPA Region 1 Brownfields Web site
(<https://www.epa.gov/brownfields/brownfields-and-land-revitalization-connecticut-maine-massachusetts-new-hampshire-rhode#pane-1>)

Grant Recipient: Rhode Island Infrastructure Bank, RI
(401) 453-4430 ext 127

The information presented in this fact sheet comes from the grant proposal; EPA cannot attest to the accuracy of this information. The cooperative agreement for the grant has not yet been negotiated. Therefore, activities described in this fact sheet are subject to change.

Rhode Island "Clean Water, Open Space and Healthy Communities" Bonds, Question 7 (2014)

The **Rhode Island "Clean Water, Open Space and Healthy Communities" Bonds, Question 7** was on the November 4, 2014 ballot in Rhode Island as a legislatively referred bond question, where it was **approved**. Upon its passing, the measure authorized the state to issue \$53 million in bonds for environmental and recreational purposes. Specifically, the bonds were to be allocated for the following projects:^[1]

- \$5,000,000 for brownfield remediation projects.
- \$3,000,000 for flood prevention.
- \$3,000,000 for protecting the state's working farms.
- \$4,000,000 for municipalities to acquire, develop or rehabilitate local recreational facilities.
- \$15,000,000 for the Roger Williams Park Zoo.
- \$3,000,000 for the Roger Williams Park.
- \$20,000,000 to finance water pollution abatement infrastructure projects.

Election results

Below are the official, certified election results:

Rhode Island Question 7		
Result	Votes	Percentage
✔ Yes	214,865	71.2%
No	86,885	28.8%

Election results via: Rhode Island Board of Elections
(http://www.ri.gov/election/results/2014/general_election/)

Text of measure

Ballot title

The official ballot text appeared as follows:^[1]

“

7. CLEAN WATER, OPEN SPACE, AND HEALTHY COMMUNITIES BONDS

\$53,000,000

(a) Brownfield Remediation and Economic Development: \$5,000,000

(b) Flood Prevention: \$3,000,000

(c) Farmland Acquisition: \$3,000,000

(d) Local Recreation Grants: \$4,000,000

(e) Roger Williams Park Zoo: \$15,000,000

(f) Roger Williams Park: \$3,000,000

(g) Clean Water Finance Agency: \$20,000,000

APPROVE ←

REJECT ←

[2]

”

Ballot summary

The official ballot summary was as follows:^[1]

“

CLEAN WATER, OPEN SPACE, AND HEALTHY COMMUNITIES BONDS

\$53,000,000

(Chapter 145 - Public Laws 2014)

Approval of this question will allow the State of Rhode Island to issue general obligation bonds, refunding bonds, and temporary notes in an amount not to exceed fifty-three million dollars (\$53,000,000) for environmental and recreational purposes, to be allotted as follows:

Question 7



Type

Bond issue

Origin

Rhode Island Legislature


Topic

Bond issues on the ballot

Status

Approved

2014 measure:



November 4

Question 1

✖

Question 2

✔

Question 3

✖

Question 4

✔

Question 5

✔

Question 6

✔

Question 7

✔

Polls

[https://ballotpedia.org/Rhode_Island_%E2%80%9CClean_Water,_Open_Space_and_Healthy_Communities%E2%80%9DBonds,_Question_7_\(2014\)](https://ballotpedia.org/Rhode_Island_%E2%80%9CClean_Water,_Open_Space_and_Healthy_Communities%E2%80%9DBonds,_Question_7_(2014))

1/6

(a) Brownfield Remediation and Economic Development - \$5,000,000

Provides up to eighty percent (80%) matching grants to public, private, and/or nonprofit entities for brownfield remediation projects.

(b) Flood Prevention - \$3,000,000

To provide grants to public and/or nonprofit entities for project design and construction grants for repairing and/or removing dams, restoring and/or improving resiliency of vulnerable coastal habitats, and restoring rivers and stream floodplains.

(c) Farmland Acquisition - \$3,000,000

Provides funds to protect the state's working farms.

(d) Local Recreation Grants - \$4,000,000

Provides up to eighty percent (80%) matching grant funds to municipalities to acquire, develop or rehabilitate local recreational facilities to meet the growing needs for active recreational facilities.

(e) Roger Williams Park Zoo - \$15,000,000

Provides funds for improvements and renovations to the Roger Williams Park Zoo.

(f) Roger Williams Park - \$3,000,000

Provides funds for improvements and renovations to the Roger Williams Park.

(g) Clean Water Finance Agency - \$20,000,000

Provides funds to finance water pollution abatement infrastructure projects.^[2]

Support

The campaign in support of the bond question was led by *Vote Yes on 7*.^[3]

Supporters

- Rhode Island Zoological Society^[3]
- Roger Williams Park Zoo
- Save The Bay
- Rhode Island Clean Water Action
- Rhode Island Land Trust Council
- Environmental Council of Rhode Island
- Rhode Island Department of Environmental Management
- The Nature Conservancy
- Rhode Island Clean Water Finance Corporation
- Narragansett Bay Commission
- Rhode Island AFL-CIO
- Greater Providence Chamber of Commerce^[4]



Arguments

Vote Yes on 7 encouraged voters to approve Question 7 for the following reasons:^[5]

“ ENVIRONMENT

- Clean water projects, such as upgrading wastewater treatment plans, protect Narragansett Bay and the people who depend on it.
- Dam repair and/or removal protects communities from flooding while making coastal and river habitats more resilient. Cleanup, reinvestment and re-use of contaminated industrial, or "brownfield" sites, protects the urban environment, removes hazards, prevents sprawl, and reduces the cost of stormwater flooding.

ECONOMY

- Question 7 provides capital infusion to the State Clean Water Revolving Fund for clean water projects that put Rhode Islander to work.
- Each \$1 invested in the Clean Water Revolving Fund allows RI Clean Water Finance Agency (RICWFA) to loan out \$3 to \$4 dollars to borrowers. The \$20 million investment in clean water will leverage up to \$80 million in loans for water pollution abatement projects
- 7.3 jobs are leveraged per \$100,000 expended on cleanup and redevelopment of "brownfield" industrial sites. (EPA Brownfields program estimate).
- Public investment in brownfield redevelopment leverages 3x that in private investment (EPA estimate)
- The recreational grant proposal will increase State share of recreational facility funding from 50% to 80%, which will be beneficial to distressed municipalities struggling to provide opportunities for their communities.
- Construction of new exhibits at the zoo will result in 150 new direct construction jobs and 155 indirect and induced jobs over a 4 year period (IMPLAN methodology estimate).

PRESERVATION/PROTECTION

- Rhode Island has lost over 80% of its farmland since 1940. Through the DEM State Land Acquisition Program farmland in danger of being sold to non-farming developers is purchased by the State and then sold or leased to qualified farmers at affordable prices.
- Every brownfield acre "recycled" preserves 4 acres of open space from being developed.
- Flood prevention funds will help communities plan and prepare in order to mitigate costly damages. Resilient communities [equal] safe communities.

TOURISM

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

07/31/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Providence

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

05-6000329

*** c. Organizational DUNS:**

0698537520000

d. Address:

*** Street1:** 444 Westminster Street

Street2: Suite 3A

*** City:** Providence

County/Parish: Providence County

*** State:** RI: Rhode Island

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 02903-3206

e. Organizational Unit

Department Name:

Planning and Development

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: *** First Name:** Brian

Middle Name:

*** Last Name:** Hull

Suffix:

Title: Director of Community Development

Organizational Affiliation:

*** Telephone Number:** 401-680-8409

Fax Number:

*** Email:** bhull@providenceri.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

* 12. Funding Opportunity Number:

14.218

* Title:

Community Development Block Grants/Entitlement Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community Development Block Grant allocations to support housing, public improvements, public services, and economic development programs to primarily benefit the City's LMI individuals and households

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="4,744,409.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="1,300,000.00"/>
* g. TOTAL	<input type="text" value="6,044,409.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:



* Date Signed:



State of Rhode Island Transportation Improvement Program FFY 2017-2025

Adopted September 8, 2016



Rhode Island Department of Administration
Division of Planning
Statewide Planning Program
One Capitol Hill, Providence, RI 02908
www.planning.ri.gov

ID 912 BRIDGE GROUP 75T

MUNICIPALITIES: Providence	DESCRIPTION: Major rehabilitation work, superstructure, and/or total bridge replacement.
-------------------------------	---

YEAR	GAS TAX	RICAP (HIP)	RIHMA	RICAP (Facilities)	PROJECT CLOSEOUT	PRIOR YEAR FUNDS	INDIRECT GARVEE	TOLL REVENUE	RAILWAY PROGRAM	HSIP	STBG-SA	NHPP	CMAQ	PLANNING	STBG	NATIONAL FREIGHT	NHTSA	FTA 5337	FY 21-25	TOTAL
2017		\$0.11	\$0.04		\$0.03	\$0.48						\$1.70				\$4.20				\$6.55
2018		\$4.83	\$9.87													\$1.90				\$16.60
2019								\$13.10												\$13.10
2020			\$22.60																	\$22.60
2021																			\$22.60	\$22.60
2022																			\$3.00	\$3.00
TOTAL		\$4.94	\$32.51		\$0.03	\$0.48		\$13.10				\$1.70				\$6.10			\$25.60	\$84.45

BRIDGES WITHIN BRIDGE GROUP 75T

TIPID	BRIDGE	MUNICIPALITY	TIPID	BRIDGE	MUNICIPALITY
6357	Providence Viaduct, I-95 NB & SB at US 6 Woonasquatucket River, Amtrak	Providence			



State of Rhode Island Transportation Improvement Program FFY 2017-2025

Adopted September 8, 2016



Rhode Island Department of Administration
Division of Planning
Statewide Planning Program
One Capitol Hill, Providence, RI 02908
www.planning.ri.gov

6/10 PROJECT

ID 9500 6/10 PROJECT

MUNICIPALITIES:
Providence

DESCRIPTION:
This line item involves the non-Federal Transit Administration funding used for the construction of the 6/10 Interchange and associated bridges to bring this section of roadway into a state of good repair.

YEAR	GAS TAX	RICAP (HIP)	RIHMA	RICAP (Facilities)	PROJECT CLOSEOUT	PRIOR YEAR FUNDS	INDIRECT GARVEE	TOLL REVENUE	RAILWAY PROGRAM	HSIP	STBG-SA	NHPP	CMAQ	PLANNING	STBG	NATIONAL FREIGHT	NHTSA	FTA	FY 21-25	TOTAL
2019								\$9.50												\$9.50
2020			\$7.10					\$42.60												\$49.70
2021																			\$49.40	\$49.40
2022																			\$39.30	\$39.30
2023																			\$32.50	\$32.50
2024																			\$23.90	\$23.90
TOTAL			\$7.10					\$52.10											\$145.10	\$204.30

BRIDGES WITHIN 6/10 PROJECT

TIPID	BRIDGE	MUNICIPALITY	TIPID	BRIDGE	MUNICIPALITY
6720	Plainfield St Bridge, US 6 Olneyville Exp at Plainfield St	Providence	6721	Huntington Ave Viaduct, US 6 Olneyville Exp at Westminster, Troy & Amtrak	Providence
6722	Westminster St Underpass 1, Westminster St at Olneyville Exp Lane H	Providence	6723	Westminster St Underpass 2, Westminster St at Olneyville Expwy	Providence
6724	Broadway Overpass, US 6 Olneyville Exp at Broadway	Providence	6725	Broadway Underpass, Broadway at Olneyville Exp Lane B	Providence
6726	Broadway Ramp Overpass, US 6 Ramp BD at US 6, Amtrak & P&W RR	Providence	6727	Harris Ave RR Bridge, US 6 Lanes A & B at Harris Ave, Amtrak & P&W RR	Providence
6728	Hartford Ave East Bridge, US 6 EB & WB at US 6A Hartford Ave	Providence			

TOTAL ALLOCATION: 6/10 PROJECT																				
	GAS TAX	RIHMA	RICAP (HIP)	RICAP (facilities)	PROJECT CLOSEOUTS	PRIOR YEAR FUNDS	INDIRECT GARVEE	TOLL REVENUE	RAILWAY PROGRA	HSIP	STBG	STBG-SA	NHPP	CMAQ	PLANNING	NATIONAL FREIGHT	NHTSA	FTA 5337	FY 21-25	TOTAL
2017																				
2018																				
2019								\$9.50												\$9.50
2020		\$7.10						\$42.60												\$49.70
2021																			\$49.40	\$49.40
2022																			\$39.30	\$39.30
2023																			\$32.50	\$32.50
2024																			\$23.90	\$23.90
2025																				
ALL YEARS		\$7.10						\$52.10											\$145.10	\$204.30



State of Rhode Island Transportation Improvement Program FFY 2017-2025

Adopted September 8, 2016



Rhode Island Department of Administration
Division of Planning
Statewide Planning Program
One Capitol Hill, Providence, RI 02908
www.planning.ri.gov

ID 5178 PROVIDENCE WOONASQUATUCKET GREENWAY CORRIDOR ENHANCEMENTS

DESCRIPTION Create a higher quality extension of the Woonasquatucket River Greenway bike path to connect Downtown to Olneyville Square and the west side of the city.	MUNICIPALITIES Providence	ADA PLAN
	LOCATION Park Street to Aleppo Street	PHASE Design

YEAR	GAS TAX	RIHMA	RICAP (HIP)	RICAP (facilities)	PROJECT CLOSEOUTS	PRIOR YEAR FUNDS	INDIRECT GARVEE	TOLL REVENUE	RAILWAY PROGRAM	HSIP	STBG	STBG-SA	NHPP	CMAQ	PLANNING	NATIONAL FREIGHT	NHTSA	FTA 5337	FTA 5303/5304	FTA 5307	FY21-25	TOTAL
2017		\$0.60																				\$0.60
2018		\$1.00																				\$1.00
2019		\$1.32										\$0.18										\$1.50
2020		\$1.00																				\$1.00
2021																					\$1.88	\$1.88
TOTAL		\$3.92										\$0.18							0	0	\$1.88	\$5.98

ID 5182 CATHEDRAL SQUARE ENHANCEMENT PROJECT

DESCRIPTION Physical improvements to Cathedral Square, a 1.8 acre city owned plaza on the western edge of downtown Providence, and adjoining walkways leading to the plaza from surrounding streets	MUNICIPALITIES Providence	ADA PLAN
	LOCATION	PHASE

YEAR	GAS TAX	RIHMA	RICAP (HIP)	RICAP (facilities)	PROJECT CLOSEOUTS	PRIOR YEAR FUNDS	INDIRECT GARVEE	TOLL REVENUE	RAILWAY PROGRAM	HSIP	STBG	STBG-SA	NHPP	CMAQ	PLANNING	NATIONAL FREIGHT	NHTSA	FTA 5337	FTA 5303/5304	FTA 5307	FY21-25	TOTAL
2023																					\$0.48	\$0.48
TOTAL																			0	0	\$0.48	\$0.48

CHAPTER

No. **AN ORDINANCE ESTABLISHING THE 2015 PROVIDENCE
NEIGHBORHOOD REVITALIZATION ACT**

Be it ordained by the City of Providence:

SECTION 1. Chapter 21, “Revenue and Finance,” is hereby amended to add Article XVII, “Providence Neighborhood Revitalization Act for Commercial and Multi-Family Residential Property” as follows:

Sec. 21-271. Authorization and Purpose.

- (a) *Authorization.* The city council has the authority, under Section 44-3-9 of the General Laws of the State of Rhode Island, as amended, to exempt from tax payment, in whole or in part, real and personal property which has undergone environmental remediation, is historically preserved, or is used for affordable housing, manufacturing, commercial, or residential purposes, or to determine a stabilized amount of taxes to be paid on account of the property, notwithstanding the valuation of the property or the rate of tax.
- (b) *Purpose.* The city recognizes that in order to stabilize neighborhoods, vacant, and/or underutilized properties must be returned to productive use. The purpose of this article is to provide the city with a tool to promote and encourage the use of vacant and/or underutilized property through new construction or rehabilitation of qualifying properties for residential and commercial purposes. In order to advance investment in identified neighborhoods, it is vital that the city provide property developers, entrepreneurs and investors with a predictable tax phase-in plan. It is therefore in the public interest to develop a set of clear criteria for eligibility for a neighborhood revitalization tax stabilization incentive, as well as a defined plan to bring a project to full taxation.

Sec. 21-272. Eligible Properties.

Eligible properties shall include new construction (excluding land acquisition costs) or the rehabilitation of commercial, mixed-use, or multi-family residential property of between \$250,000 and \$3,000,000 in an opportunity neighborhood.

Abutting and contiguous properties within an opportunity neighborhood may be considered a single project for purposes of qualifying for a tax stabilization under this ordinance.

Sec. 21-273. Definitions.

“*Opportunity Neighborhood*” means the following neighborhoods, with boundaries as indicated on the map attached hereto as Exhibit A: Charles, Elmwood, Federal Hill, Fox Point, Hartford, Lower South Providence, Manton, Mount Hope, Mount Pleasant, Olneyville, Reservoir, Silver Lake, Smith Hill, South Elmwood, Upper South Providence, Valley, Wanskuck, Washington Park, West End.

Sec. 21-274. Criteria

The director of department of inspections and standards and the director of the department of planning and development shall determine whether the subject properties or projects meet the minimum eligibility requirements in accordance with Section 21-271, Sec. 21-272, and Sec. 21-275. Owners of eligible properties and projects are required to begin construction within twelve (12) months and to complete construction within twenty-four (24) months of the effective date of

the subject stabilization agreement. For the purposes of the foregoing sentence, a temporary certificate of occupancy shall be sufficient. Owners of properties and projects that fail to meet any of these deadlines will be required retroactively to pay the difference between their actual stabilized tax payments and what they would have paid if ineligible for the specified tax considerations (unless an extension of such applicable deadline is approved by the city council).

Sec. 21-275. Tax Considerations.

The assessed tax payments and stabilization period upon the date of enactment of a project’s stabilization agreement shall be according to the following options.

(a) New construction of at least \$250,000, or the rehabilitation of commercial or residential property with a cost of construction the greater of (1) \$250,000 or (2) fifty-percent (50%) of the assessed property valuation prior to construction. Total cost of project, whether new construction or rehabilitation shall not exceed \$3 million. The assessed tax payments upon enactment will be frozen at the base tax for the first year of the term. The assessor shall issue a bill beginning in the second tax year after the commencement date, based upon the property’s valuation at that time. Tax payments will be calculated as a percentage of the total tax at the annual tax rate, with a phased-in schedule, as shown below. The city assessor shall assess the project upon issuance of a certificate of occupancy by the department of inspection and standards.

Year	Schedule
1	Base Tax
2	Base Tax + 20% of increase to assessed valuation
3	Base Tax + 40% of increase to assessed valuation
4	Base Tax + 60% of increase to assessed valuation
5	Base Tax + 80% of increase to assessed valuation
6	Full Taxation

Sec. 21-276. Transfer of exempt or stabilized property.

Tax benefits for eligible properties shall be transferable to new owners or tenants, but the duration of the tax consideration period shall not be extended (unless otherwise approved by the city council). In the event that the tax stabilized property becomes exempt from real estate taxes during the term of tax stabilization through conveyance, or otherwise, to a real estate tax exempt entity, the tax stabilization agreement shall be void ab initio with owners of tax stabilized properties being liable for full taxes retroactively to the execution date of the tax stabilization agreement.

In the event that a project owner transfers a project site to a tax exempt entity within the five year period immediately following the expiration of this Ordinance, the Project Owner agrees to pay a percentage of the sale price to the City of Providence as follows: five percent (5%) of the sale price if the Project Site is sold to a tax exempt entity in the first year following expiration; four percent (4%) of the sale price if sold to a tax exempt entity in the second year; three percent (3%) of the sale price if sold to a tax exempt entity in the third year; two percent of the sale price if sold to a tax exempt entity in the fourth year; one percent (1%) of the sale price if sold to a tax exempt entity in the fifth year.

Sec. 21-277. Forms and procedures.

The city assessor, together with the director of the department of planning and development, shall develop standardized forms and additional procedures consistent with this ordinance, as they deem necessary and proper to effectuate the terms and provisions of this ordinance. The procedure for eligible properties under this section shall be as follows:

- (a) No person shall be entitled to any exemption herein authorized without first filing an application for tax stabilization with the office of the city assessor. The application shall include the program of building, alterations and/or improvements to be made. The applicant shall include a statement outlining measures to comply with the Code of Ordinances, and a statement regarding the hiring of Minority and Women Business Enterprises (MBE/WBE) pursuant to Section 21-52 of the Code of Ordinances. No application shall be considered unless:
 - (1) The application is filed prior to the issuance of the certificate of occupancy;
 - (2) The applicant certifies that the investment of new construction (excluding land acquisition costs) meets the minimum required value of \$250,000 or that the rehabilitation of commercial or multi-family residential meets the minimum cost of construction the greater of a) \$250,000 or b) fifty-percent (50%) of the assessed property valuation prior to construction;
 - (3) The application includes a compliance plan demonstrating how the applicant will fulfill each of its community benefit responsibilities as outlined in Sec. 21-278.
 - (4) A fiscal note prepared by the department of finance or the internal auditor is attached to the application, comparing the proposed project's "true tax" and the estimated tax to be paid under the terms of the tax stabilization agreement
 - (5) A nonrefundable application fee in the amount of 0.1 percent of the estimated cost of the project is to be paid to the city;
 - (b) Within fifteen (15) days of receipt of a completed application (together with the application fee), the city assessor shall forward a copy of such application to the director of department of inspections and standards, city collector, and director of the department of planning and development for their respective review; and
 - (c) The director of Department of Inspection and Standards shall review the application to determine whether any violations of the provisions of the building code of the city exist with respect to the subject property of the applicant and any other property in the city owned by the applicant. If no violations exist, he or she shall certify the fact to the city assessor within fifteen (15) days. If violations do exist, within said fifteen (15) days, he or she shall forward a statement to the city assessor and the applicant specifying the nature and extent of the violations. No exemptions granted hereunder shall be effective unless and until any and all such violations have been cured. Within the same fifteen (15)-day period, the director of department of inspections and standards shall issue a letter to the city assessor (with a copy to the applicant) stating whether the project will involve the substantial rehabilitation of an eligible property, and whether the proposed construction has received the necessary approvals from the Historic District, the DOWNCITY Design Review Committee, the Capital Center Commission, the City Plan Commission or the Zoning Board of Review (as applicable).
- The applicant shall have thirty (30) days from its receipt of written notice (or copy of notice to the city assessor) to cure any outstanding violations or other matters which serve as a valid basis (in accordance with this subsection (b) for the building official not approving the subject application. Failure by the applicant to effectuate such cure(s) within said thirty (30) day period shall result in the city assessor removing the subject application from the assessor's list as an incomplete application. Nothing shall prohibit the subject property owner from re-applying for tax consideration.
- (d) The city collector shall review the city tax records to determine whether all taxes (together with interest and penalties) which are due and owed to the city with respect to the

property to which the exemption may apply, and all other property in the city owned by the applicant, have been paid. If no deficiency exists, the city collector shall certify that fact to the city assessor within fifteen (15) days. If deficiencies do exist, within said fifteen (15) days, he or she shall forward a statement of the amounts due and the properties involved to the city assessor and the applicant. No exemption granted hereunder shall be effective unless and until any and all taxes together with interest and penalties remaining unpaid and due and owed to the city assessed on such property have been paid in full to the city.

The applicant shall have thirty (30) days from its receipt of written notice (of copy of notice to the city assessor) of a deficiency or deficiencies to pay any and all amounts due to the city. Failure by the applicant to make such payment(s) within said thirty (30) day period shall result in the city assessor removing the subject application from the assessor's list as an incomplete application. Nothing shall prohibit the subject property owner from re-applying for tax consideration.

Should, during the duration of the tax consideration period, tax payments established by the terms of this agreement become delinquent, the city collector shall – if the property owner is eligible - to secure a tax payment plan with the property owner that will bring all taxes and interest current within twelve (12) months in duration. Should the property owner not agree to said payment plan or adhere to the schedule and requirements of the payment plan, the tax stabilization agreement will be suspended and the property will revert to full taxation for the period in which the taxes are delinquent.

(e) The director of the department of planning and development shall review the application to determine whether it satisfactorily addresses the requirements in Section 21-278. If no material deficiency exists, the director of the department of planning and development shall certify that fact to the city assessor within fifteen (15) days. If a material deficiency exists, the director of the department of planning and development, within said fifteen (15) days, shall forward a statement to the city assessor and the applicant specifying the nature and extent of the material deficiency.

The applicant shall have thirty (30) days from its receipt of written notice (or copy of notice to the city assessor) to cure any material deficiency noted by the director of the department of planning and development. Failure by the applicant to resolve such material deficiency within said thirty (30) day period shall result in the city assessor removing the subject application from the assessor's list as an incomplete application. Nothing shall prohibit the subject property owner from re-applying for tax consideration.

The director of the Department of Planning and Development shall confirm that the applicant is not the recipient of other forms of financial assistance from the city.

NOTE: Steps (b), (c), (d), and (e) shall be performed concurrently

(f) Within fifteen (15) days following the receipt of the statements from the director of department of inspections and standards, city collector, and director of department of planning and development, the assessor will review the application and, if the foregoing requirements set forth in Section 21-277 (a-d) have been met (as evidenced by the required certifications and determinations of the assessor, director of department of inspections and standards, city collector, and director of department of planning and development, as more particularly set forth above).

(g) The city solicitor shall prepare a tax stabilization agreement with the applicant pursuant to, and upon the terms set forth in this ordinance. Within fifteen (15) days following the receipt of documentation from the assessor, the city solicitor shall submit the stabilization agreement and application, along with all documents, forms, and statements required in (a), (b), and (c) of this subsection, to the city council, for review as to form only. Review and official receipt by the city council shall be completed within thirty (30) days of city solicitor's transmittal to the city council, unless the city council finds a material deficiency in the application or associated documents.

(h) All tax stabilization agreements shall contain a provision providing that the receipt of the tax stabilization benefits shall be contingent upon the project receiving the necessary approvals from the Historic District Commission, the City Plan Commission, the Zoning Board of Review, or the I-195 Redevelopment Commission acting as any or all of these boards or commissions (as applicable). The director of the department of planning and development shall provide to the city solicitor confirmation of approval, and any and all benefits shall be withheld under such approvals are granted.

(i) All tax stabilization agreements shall include a monitoring/compliance fee in the amount of 0.01 percent of the cost of the project is to be paid annually for the term of the agreement to the city.

Sec. 21-278. Employment and Contracts.

(a) Construction.

(1) MBE/WBE. The Project Site Owner shall make a good faith effort to award to Minority Business Enterprises as defined in Rhode Island General Laws, Section 31-14.1 ("MBE Act") no less than 10% of the dollar value of the construction costs for the Project (as determined in accordance with the rules and regulations promulgated pursuant to MBE Act). The Project Site Owner shall make a good faith effort to award to Women Business Enterprises (WBEs) no less than 10% of the dollar value of the construction costs for the Project (as determined in accordance with Section 21-52 of the Code of Ordinances of the City of Providence). The Project Site Owner will request the City MBE/WBE office to establish a list of qualified MBE/WBE companies in order to satisfy its MBE/WBE construction goals. In this manner, the City will assist the Project Site Owner in meeting said goals. The process of participating with the MBE/WBE office shall begin upon passage in order to develop a designated MBE/WBE subcontractor list which will encourage MBE/WBE participation and joint ventures with other members with the construction industry.

(2) Internal Revenue Service reporting. Except as provided under Rhode Island General Laws § 28-42-8, any person performing services at the Project Site shall annually receive either a W-2 statement or an IRS Form 1099.

(3) First Source List. Pursuant to the City of Providence First Source Ordinance, the Project Site Owner shall enter into a First Source Agreement covering the hiring of employees necessary to complete the proposed Project and throughout the term of the tax stabilization agreement. The Project Site Owner shall work in conjunction with the Director of First Source Providence to develop the First Source Agreement. The owner shall also make a good faith effort to employ Rhode Island and Providence residents for any and all positions not included in its First Source obligations, as well as ensure that any general contractor/construction manager and all subcontractors utilized also make good faith efforts to employ Rhode Island and Providence residents for any and all positions not included in their First Source obligations.

(4) "Buy Providence" Initiative. The Project Site Owner will use good faith efforts to ensure that construction materials are purchased from economically competitive and qualified vendors located in the city of Providence. In furtherance of this effort, the Project Site Owner will work with the City to develop a list of Providence vendors and subcontractors in order to create a preferred vendor list of qualified and economically competitive vendors for the construction of the Project. Furthermore, once the Project Site Owner constructs the development, the Project Site Owner will use good faith efforts to conduct ongoing business with and provide preference to economically competitive and qualified Providence businesses.

(5) In the event that there shall be a failure to comply with this Section 21-278 (a), the Department of Planning and Development shall have standing to seek enforcement of this provision of the ordinance in the Rhode Island Superior Court. The Department shall also have the ability to impose a fine of \$500.00 per day for each day of non-

compliance with this section.

- (d) Permanent Employment. In conjunction with its efforts pursuant to this Section and its ongoing efforts to provide equal employment opportunity without regard to race, color, religion, natural origin, sex, age or handicap, the Project Site Owner shall liaise with the City and with the Director of First Source Providence to assist in the recruitment of qualified minority, women, and handicap applicants as well as those on the First Source List for all of its employment positions.
- (e) Reporting. The Project Site Owner shall annually report to the City Council on its progress in complying with the provisions of this Ordinance, including but not limited to, Section 21-278.

Sec. 21-279. Ineligible Properties.

- (a) Any property or project that includes a use prohibited by Chapter 27, “Zoning,” of the Code of Ordinances shall be ineligible for a tax stabilization. Additionally, any property or project that has any of the following uses, as defined by Chapter 27, “Zoning,” of the Providence Code of Ordinances, shall be ineligible under this ordinance:
 - (1) Adult use, including Adult Bookstore/Retail, Adult Arcade, Adult Cabaret, Adult Motion Picture Theater, and Adult Hotel/Motel;
 - (2) Amusement/Entertainment/Sports Facility – Indoor (Pool Hall);
 - (3) Apartment Dormitory;
 - (4) Bar;
 - (5) Compassion Center/Cultivation Center;
 - (6) Contractor Storage Yard;
 - (7) Fraternity/Sorority;
 - (8) Landfill;
 - (9) Live Entertainment – Ancillary Use;
 - (10) Live Performance Venue;
 - (11) Materials Processing;
 - (12) Nightclub;
 - (13) Retail Sales of Alcohol;
 - (14) Storage Yard – Outdoor;
- (b) Any property or project that includes a businesses holding a “check casher” license under Chapter 19-14.4 of the Rhode Island General Laws, shall be ineligible under this ordinance.

Sec. 21-280. Revocation.

The city council shall terminate an exemption granted hereunder prior to the expiration thereof in the event of fraud or misrepresentation by an applicant regarding any statements or representations contained in the application.

Sec. 21-281.

The Project Site Owner and the City of Providence agree that the Project Site Owner retains the right to appeal the valuation or calculation of the taxes assessed from time to time.

Section 21-282. Severability.

If any one section of this Ordinance is found to be unenforceable, then the other provisions herein shall continue to have the same force and effect as if the unenforceable provision were not passed as part of this Ordinance.

Section 21-283. Applicable Law.

This agreement shall be construed under the laws of the State of Rhode Island.

SECTION 2. This Ordinance shall become effective immediately upon passage, and shall sunset 30 months from the date of passage.

Attachment:

Letters of Commitment from Community Organizations

City of Providence Woonasquatucket River Industrial Corridor



November 18, 2016

Bonnie Nickerson, Director
Department of Planning and Development
City of Providence
444 Westminster Street, Suite 3A
Providence, RI 02903

Re: City of Providence EPA Brownfield Assessment Grant Application

Dear Ms. Nickerson:

On behalf of the Olneyville Safer Streets Association (OSSA), a neighborhood group organized by Olneyville residents, I am pleased to support the City of Providence's EPA Brownfield Assessment Grant Application for the Woonasquatucket River Corridor. Organized by Olneyville residents including the OSSA Captain and two Block Captains, the group focuses on health and safety issues in the neighborhood and often invites speakers to educate residents on relevant topics. The OSSA encourages residents' confidence, builds their emerging leadership skills, serves as a first point of contact for residents, and motivates and encourages residents to engage in neighborhood activities.

The proper assessment, clean up and redevelopment of properties throughout the Olneyville and Valley neighborhoods will benefit Olneyville residents by reducing the public health and welfare impacts posed on the community by environmental contamination and ultimately providing additional opportunities for housing and jobs at underutilized and vacant sites within a dense, walkable corridor.

OSSA is ready to assist with this project by helping gather critical information from residents and communicating information back to the community. I look forward to working with the Department of Planning and Development to engage neighborhood residents in this exciting opportunity.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. L. 2".





Bonnie Nickerson, Director
Providence Department of Planning and Development
444 Westminster Street, Suite 3A
Providence, RI 02903

December 12, 2016

Dear Ms. Nickerson:

Farm Fresh Rhode Island strongly supports the City of Providence's EPA Brownfields Assessment Grant application for the Woonasquatucket River Corridor. Now in our 11th year, Farm Fresh Rhode Island is nationally recognized for our programs that connect farmers to eaters and strengthen the regional food infrastructure, a key to long-term food security.

Farm Fresh is in the process of acquiring and redeveloping a 3+ acre parcel located at 498 Kinsley Avenue in the Valley neighborhood of Providence. The site, formerly used for industrial fabrication, is a brownfield site located along the Woonasquatucket River within the proposed Target Community. Over the past two years we have been engaged in a planning effort that will result in the creation of a Food and Agriculture Campus at the 498 Kinsley Avenue property. Our vision revolves around the co-location of food and farm related businesses with Farm Fresh as the anchor. Besides our well-known farmers' markets, the campus would be a major food hub that allows for expansion of our very successful aggregation and distribution operation as well as the growth of our Harvest Kitchen, a commercial kitchen that brings added value to local produce (e.g. apples to applesauce, tomatoes to tomato sauce). Some complimentary users with whom we are currently in discussion include a sausage maker, a florist, a hydroponic greens grower, a coffee roaster, a distiller; as well as newer companies who have tested their produce and are now beyond the startup stage and looking for affordable production space.

The Woonasquatucket River Corridor within Providence is an ideal location for our Food and Agriculture campus. This neighborhood has a rich history as an industrial and manufacturing stronghold that created much of the wealth and jobs of the late 19th and first half of the 20th centuries. While a good deal of the handsome built environment still exists, many buildings are either almost or totally vacant or severely underutilized. With its history, location, and significant vacancy comes a tremendous potential for re-purposing this area so that it once again becomes a thriving center, bustling with 21st century jobs and businesses. We believe our Food and Agriculture campus can be the centerpiece of this re-birth, helping to set the stage and direction of the revitalization of this neighborhood.

We enthusiastically support your application and look forward to engaging with the planning effort to support Farm Fresh Rhode Island's Food and Agriculture Campus and the revitalization of the Woonasquatucket River Corridor.

Sincerely,

Sheri Griffin, Farm Fresh Co-Director

Jesse Rye, Farm Fresh Co-Director



27 Sims Avenue Providence, RI 02909

T 401.273.7101 F 401.273.7105

www.thesteelyard.org

November 22, 2016

Bonnie Nickerson, Director
City of Providence Department of Planning and Development
444 Westminster Street, 3rd Floor
Providence, RI 02903

Dear Ms. Nickerson,

I am writing today in strong support of the City of Providence's EPA Brownfields Assessment Grant application for the Woonasquatucket River Corridor on behalf of the Steel Yard. The Steel Yard is an award-winning industrial arts center located in Providence's Woonasquatucket River Corridor at the former home of Providence Steel and Iron. Founded by Nick Bauta and Clay Rockefeller who purchased the historic campus in 2001 and established it as an industrial arts resource for the community, the Steel Yard is a place that serves as a sponsor and catalyst for innovative and positive approaches to urban neighborhood revitalization, arts creation, advocacy and education, workforce development, and community growth in the Valley neighborhood.

Our work, which included the remediation of our 3.8 acre campus along the Woonasquatucket River, has also reintroduced micro-industries and creative jobs to the neighborhood and has been a hub of renewed economic activity. We offer courses in the industrial arts, studios and equipment that can be utilized by independent crafts people, a 2-acre outdoor event space, and a public art program that produces import-replacement products such as trash cans, bike racks and fences with locally sourced materials and labor. The Steel Yard has also become a local manufacturing leader, commissioning more than 250 artists and students to create functional public art projects that are installed throughout the region. Dozens of people travel to our site everyday for work and value the unique resources available in this commercial and industrial neighborhood.

Throughout our community we have recognized the impact of historic preservation in relationship to brownfield remediation, and the challenges that are associated with responsible development. We hope that continued support from the EPA can have long lasting effects across the Olneyville and Valley neighborhoods, and would like to offer our assistance in soliciting community support and stakeholder input regarding the redevelopment of the adjacent brownfields sites.

Sincerely,

Howie Snider
Executive Director

Board of directors: Nat Harris (Chair), Jim Cournoyer (Treasurer), Megan Boyaval (Secretary), Kristine Merz, Damian Ewens,
Jen Carnevale, Manya Rubinstein, Emily Vander Does, Benjamin Rackliffe, Rafael Cerrada, Frank Previti



November 18, 2016

Bonnie Nickerson, Director
Department of Planning and Development
City of Providence
444 Westminster Street, Suite 3A
Providence, RI 02903

Re: City of Providence EPA Brownfield Assessment Grant Application

Dear Ms. Nickerson:

On behalf of ONE Neighborhood Builders I am pleased to submit this letter in support of the City of Providence's application for EPA assessment and remediation funding to address environmentally-challenged parcels within the Woonasquatucket River Corridor in Providence.

ONE Neighborhood Builders is a community development organization focused on the Olneyville neighborhood. As you know, we have actively partnered with community stakeholders- including the City of Providence, the Rhode Island Department of Environmental Management, and the Woonasquatucket River Watershed Council for nearly two decades to address the disuse and abandonment of riverfront parcels held back from redevelopment by the presence of environmental contamination. The United States Environmental Protection Agency has been a direct partner of ours on two on-going projects in this geography (60 King Street/Imperial Knife and Paragon Mill) and also worked with us on the remediation of the Riverside Townhomes project site. Due to the place-based nature of our organization, targeted assessment and remediation of the type proposed in your application is of great interest to us, our clients, and our residents.

ONE NB understands that the proposal calls for a collaborative effort with and among community partners and we wholeheartedly embrace this collaboration. Specifically ONE NB is pleased to provide periodic meeting space for working groups and community meetings, convene our 19-member Olneyville Collaborative in the event broad-based and actionable input is needed for a specific topic, and serve as advisors to the City based on our neighborhood real estate development and brownfields experience.

I am happy to discuss this letter in greater detail and look forward to a successful application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike", followed by a long horizontal flourish.





**WOONASQUATUCKET RIVER
WATERSHED COUNCIL**

45 Eagle Street, Suite 202 • Providence RI 02909
(401) 861-9046 • FAX (401) 861-9038
www.wrwc.org

November 18, 2016

Roy Najecki
President
Glocester

John P. Hake
Vice-President

Christopher Riely
Treasurer
Providence

Louis Lariviere
Secretary
North Providence

Ayana Bass
Providence

Donald T. Burns
Smithfield

Scott Geller
Smithfield

Jack A. Gold
Providence

Timothy O'Connor
North Providence

Laureen Ratti
Fidelity, Smithfield

Doug Stephens
Johnston

Bonnie Nickerson, Director
Providence Department of Planning and Development
444 Westminster Street, Suite 3A
Providence, RI 02903

Re: City of Providence EPA Brownfield Assessment Grant Application

Dear Ms. Nickerson:

The Woonasquatucket River Watershed Council (WRWC) strongly supports the City of Providence's EPA Brownfields Assessment Grant application. Given the industrial history of our urban watershed, brownfields remain an issue that we must contend with if we are to improve the quality of our water. Should your proposal be funded by EPA, the WRWC fully commits as a partner in the planning and implementation of the project as it relates to our watershed. Our roles will include coordinating the study and design work we plan for the Woonasquatucket River Greenway with Providence's brownfields work where appropriate and assisting with community outreach to our partners to assure the best and most efficient project coordination and public participation in the process.

The WRWC has worked for more than 20 years to revitalize the resources of the Woonasquatucket River, particularly in the Olneyville neighborhood of Providence, one of the most economically challenged places in Rhode Island. To that end, we have restored 52 acres of park land, built a seven-mile greenway/multi-use path that connects to downtown Providence, and restored a native fish run on the lower river. We are also working with the City of Providence and many other partners to redesign and reconstruct the portion of our Greenway that connects Olneyville to downtown Providence. Today, this portion of the Greenway is primarily on-road, but through our work with the City and \$5M in funding secured from the State of Rhode Island, we will reconstruct this section of the Greenway as an off-road multi-use path that runs adjacent to the River. The assessment, clean up, and redevelopment of the numerous industrial sites along the corridor will complement our ongoing and upcoming work on the Greenway, River, and surrounding areas.

The WRWC applauds Providence's proactive stance on brownfields and appreciates our partnership for improving Providence's environmental justice neighborhoods and waterways.

Alicia J. Lehrer
Executive Director

Lisa Aurecchia
Director of Projects

Den DeMarinis, Jr.
Director of
Development

Sincerely,

Alicia J. Lehrer
Executive Director

Attachment:

Threshold Criteria

City of Providence Woonasquatucket River Industrial Corridor

Threshold Criteria

1. Applicant Eligibility: The City of Providence is a General Purpose Unit of Local Government and is, therefore, eligible to apply for a Brownfields Assessment Grant.

2. Community Involvement: The City appreciates the importance of robust community involvement in all projects. We will work with our Community Organizations (COs) as a primary means of community involvement. The COs are local organizations that are invested in the community, especially within the Target Community of the Woonasquatucket River Industrial Corridor, and already have established public involvement programs and networks. In addition to working with the COs to identify and prioritize sites for assessment under the program and soliciting community feedback, we will keep the public informed and involved throughout the assessment process for each site. Information will be provided on project progress, and input will be solicited/obtained on project implementation, site selection and prioritization, clean-up decisions, and reuse planning. In addition, the *RIDEM Remediation Regulations* and *State of RI Industrial Property Remediation and Reuse Act* require a comprehensive public participation process at all environmental sites. The City intends to implement this process as part of its brownfields program and solicit public feedback throughout the assessment process. The City's community involvement program will include the following:

- Quarterly progress updates and meetings to communicate project status
- Sites in the assessment phase will be required to solicit public participation and comment a minimum of two times during the site assessment process. This includes public notice mailings before Phase II ESAs commence and after Phase II ESAs are completed. This allows the public to participate in the proposed scope of assessment as well as review results and comment on remedial options.
- Information repositories will be established in the impacted community where copies of all pertinent documents will be available for public review.
- At least two public meetings will be conducted during the grant period.
- Distribution of public notice mailings in multiple languages, site-specific fact sheets in multiple languages, informational brochures in multiple languages, postings to the Department of Planning's social media accounts (Twitter and Facebook), and the posting of a sign at the site
- Sites that are proposed to be redeveloped as a school, child-care facility, or a recreational facility for public use must hold a public meeting for informing and soliciting feedback from the public.

Comments received throughout the community involvement process will be reviewed and, as appropriate, incorporated into the decision making process.

The City is sensitive to the fact that not all affected by this proposal have regular access to a computer and will not rely solely on web-based outreach efforts.

*City of Providence application –
City of Providence Woonasquatucket River Industrial Corridor
EPA-OLEM-OBLR-16-08*

All required attachments from the Proposal Checklist are in the Project Narrative Attachment section, as suggested in the FAQ guidance question B.10. As such there is no additional “Mandatory Other Attachment” to attach here.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/19/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Providence

* b. Employer/Taxpayer Identification Number (EIN/TIN):

05-6000329

* c. Organizational DUNS:

0698537520000

d. Address:

* Street1:

444 Westminster Street

Street2:

3rd Floor, c/o Department of Planning and Development

* City:

Providence

County/Parish:

* State:

RI: Rhode Island

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

02903-3206

e. Organizational Unit:

Department Name:

Planning and Development

Division Name:

Division of Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Bonnie

Middle Name:

* Last Name:

Nickerson

Suffix:

Title: Director of Planning and Development

Organizational Affiliation:

* Telephone Number:

401-680-8534

Fax Number:

* Email: bnickerson@providenceri.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Providence Woonasquatucket River Industrial Corridor

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: